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**1994 - 1998
STATE OF MONTANA
COMPREHENSIVE HOUSING
AFFORDABILITY STRATEGY
(CHAS)**

FIVE-YEAR PLAN

STATE DOCUMENTS COLLECTION

FINAL REPORT TO HUD

APR 1, 2002

DECEMBER 1993

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HELENA, MONTANA 59620

**Submitted to HUD December 29, 1993
by the
MONTANA DEPARTMENT OF COMMENCE**

Approved by HUD February 2, 1994





U.S. DEPARTMENT OF
HOUSING AND URBAN DEVELOPMENT
DENVER REGIONAL OFFICE, REGION VIII
633 17TH ST.
FIRST INTERSTATE TOWER NORTH
DENVER, COLORADO 80202-3607

February 11, 1994

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Mr. Jon D. Noel, Director
Montana Department of Commerce
1424 9th Avenue
Helena, MT 59620-0526

Dear Mr. Noel:

The Department of Housing and Urban Development (HUD) has reviewed the Fiscal Year (FY) 1994 Comprehensive Housing Affordability Strategy (CHAS) submitted for the State of Montana. The 1994 CHAS meets all requirements and is hereby approved. Enclosed are comments for your consideration concerning your CHAS.

The FY 1995 submission will be a consolidated document incorporating the CHAS, the Community Development Plan requirement and program submissions for Community Planning and Development formula grants for which the State of Montana is eligible. We are confident that this new consolidated planning and programming effort will effectively build upon the effort that has gone into this CHAS, and lead to even more effective, holistic planning and programming.

If we may be of further assistance, please contact Ms. Linda Williams, Community Development Representative, at (303) 672-5414.

Sincerely,

Phyllis S. Semach
for Tony Hernandez
Regional Administrator--Regional
Housing Commissioner

Enclosure

cc:
Mr. George Warn
Housing Assistance Bureau
1424 9th Avenue
Helena, MT 59620-0526

CHAS Review Comments

State of Montana

1. Community Profile Demographics - The State defined areas of minority concentration and provided Table 1.3 which shows areas of minority racial concentration by city and county. The State should clarify the definition of areas. The provided information indicates the State is referring to cities and counties, but not specific areas of concentration within those communities.
2. Housing Needs of the Homeless by Race/Ethnicity - The State did not provide accurate racial and ethnic data regarding the needs of homeless. As an advisory comment, the State should provide the data in order that the analysis for disproportionately greater need can be conducted.
3. Annual Plan - The State's priorities were not geographically targeted and did not include any minority groups.

Barbara H. Richards, Director
Office of Community Planning and Development
U.S. Department of Housing and Urban Development
Denver Regional Office, Region VIII
1405 Curtis Street
Denver, Colorado 80202-2349

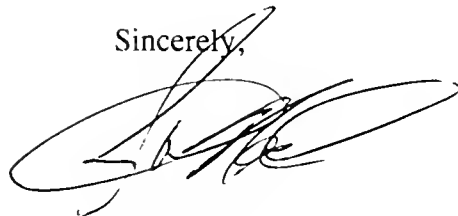
December 17, 1993

Dear Ms. Richards:

As required by the Cranston-Gonzalez National Affordable Housing Act, I hereby submit the original and two copies, including all attachments and certifications of the Comprehensive Housing Affordability Strategy (CHAS) for the State of Montana by the Department of Commerce.

Please direct any questions or comments on the CHAS document to Newell B. Anderson, Administrator, Local Government Assistance Division.

Sincerely,

A handwritten signature in black ink, appearing to read "Jon D. Noel", written over a large, stylized circular flourish.

Jon D. Noel
Director

cc: Newell B. Anderson, Administrator
Local Government Assistance Division

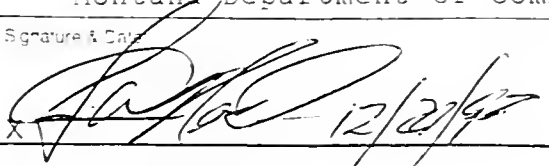
CHAS
Cover Sheet

Appendix B

U.S. Department of Housing and Urban Development
Office of Community Planning and Development

Comprehensive Housing Affordability Strategy (CHAS)
Instructions for States

Name of State		Type of Submission (mark one)	
Montana		<input checked="" type="checkbox"/> New Five-Year CHAS (enter fiscal yrs FY. through FY	
		1994	1998
Name of Contact Person		Telephone No	
Mr. George Warn		(406) 444-2804	
Address		(mark one)	
Housing Assistance Bureau 1424 Ninth Avenue, P.O. Box 200501 Helena, MT 59620-0526		<input checked="" type="checkbox"/> Initial Submission <input type="checkbox"/> Resubmission of Disapproved CHA	

The State		HUD Approval	
Name of Authorized Official:		Name of Authorized Official:	
Mr. Jon D. Noel, Director Montana Department of Commerce			
Signature & Date:		Signature & Date:	
 12/2/92		X	

**1994 - 1998
STATE OF MONTANA
COMPREHENSIVE HOUSING AFFORDABILITY STRATEGY
(CHAS)**

FIVE-YEAR PLAN

FINAL REPORT TO HUD

December, 1993

Prepared for the
Housing Assistance Bureau
Montana Department of Commerce
(406) 444-2804

by
Western Economic Services
P.O. Box 40642
Portland, OR 97240-0642
(503) 228-6325

Submitted to HUD on December 29, 1993
Approved by HUD on February 2, 1994

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THE MONTANA CHAS FOR FISCAL YEARS 1994 - 1998

EXECUTIVE SUMMARY

In response to the 1990 Cranston-Gonzalez National Affordable Housing Act, Montana began developing a statewide housing assistance strategy. The 1994 Comprehensive Housing Affordability Strategy (CHAS) outlines Montana's plans for the use of affordable and supportive housing program funds during the next five years. The FY 1994 CHAS has been greatly enriched through the cooperation of state and local government organizations, housing-related nonprofit organizations, concerned citizens, real estate developers and lenders, community development specialists, as well as surveys of Montana citizens.

The assessments of need have determined that Montana's communities face significant housing problems that are as diverse as the state's geography. On one hand, the combination of population migration, economic restructuring, and falling real wage rates have had adverse affects on Montana's economic well-being and the provision of affordable housing. On the other hand, the cost of housing has risen dramatically and affordable housing for very low, low, and moderate-income Montanans has become virtually non-existent in many areas of the state. Also, a lack of maintenance because of low rents or incomes is causing a decline in the suitability of the housing stock. No single approach or housing priority fits all regions of the state equally well. Acceptably addressing the range of severe needs, while allocating resources equitably, makes for a complicated housing policy agenda. Montana has determined that affordable housing deficiencies, whether particular to a specific community or spread statewide include:

- An overall shortage of available housing stock;
- Shortage of assisted rental units;
- Shortage of available capital to build an adequate number of affordable housing units;
- Inability of low- and moderate-income households to afford to buy homes;
- Limited resources to finance housing maintenance and improvements;
- Complex and under funded housing assistance programs;
- Fair housing non-compliance;
- Inadequate resources to meet the needs of persons requiring supportive and transitional services in acquiring permanent housing;
- High prospective risks of lead-based paint hazards in low-income households;
- A propensity for overcrowding in low-income, large family households, especially rental households; and
- Restrictive conditions placed on some forms of affordable housing, thereby limiting its provision.

Montana believes these problems can be reduced or eliminated through the following actions:

- Constructing more low-rent units;
- Constructing more affordable single-family homes;
- Rehabilitating existing low-rent units;
- Rehabilitating existing single-family units;
- Developing more affordable home ownership opportunities;
- Providing repair and maintenance assistance;
- Providing advice and assistance for manufactured and mobile home owners;
- Providing assistance for single-parent families and families with other supportive needs;
- Developing more low-rent congregate care facilities for elderly Montanans;
- Providing more housing for disabled persons and persons requiring supportive services; and
- Developing more shelters and services for homeless and runaway youths.

The State has organized these actions into four broad housing policy objectives in its CHAS: enhancing availability, promoting affordability, securing suitability, and enhancing accessibility of the housing stock. These broad policy objectives translate into the following set of desired strategic actions:

- Relieve the shortage of available housing stock;
- Increase the stock of rental units, especially assisted units;
- Promote capital formation to build an adequate number of affordable housing units;
- Increase the ability of low- and moderate-income households to buy homes;
- Increase resources to finance housing maintenance and improvements;
- Better define and explain housing assistance programs;
- Work to ensure fair housing compliance;
- Assist in securing adequate resources to meet the needs of persons requiring supportive and transitional services in achieving permanent housing;
- Assist in securing adequate resources to meet needs for supportive services for the homeless;
- Assist in securing additional funding and resources to increase capacity and counseling service for runaway youth;
- Increase accessibility of Montana's housing stock; and
- Increase energy efficiency of Montana's low-income housing stock.

Additional goals for the next five years are anticipated:

- Support housing market intervention to increase provision of affordable housing;
- Increase the supply of affordable rental units and for-purchase homes;
- Establish a state loan program to aid local governments in meeting federal match requirements;
- Apply for HOME reallocation funds;
- Develop an integrated tracking system to facilitate monitoring of projects and assisted persons; and
- Evaluate affects of federal policies on the provision of affordable housing and rural development.

With these aims in mind, the following programs give purpose to the CHAS five-year plan:

- HOME Program
- Community Development Block Grant Program
- Montana Board of Housing Programs (elderly, single-family, multifamily, and manufactured homes)
- Emergency Shelter Grant Program
- U.S. Department of Energy Programs (e.g., LIEAP, weatherization)
- HOPE 1, 2, and 3 Programs
- HOPE for Youth (YOUTHBUILD)
- Low Income Housing Preservation Program
- Shelter Plus Care Program
- Supportive Housing for the Elderly (Section 202) Program
- Supportive Housing for Persons with Disabilities (Section 811) Program
- Safe Havens Demonstration Program (for Homeless Individuals) Program
- Supportive Housing Program
- Moderate Rehabilitation Single Room Occupancy Program
- Housing Opportunities for Persons with AIDS
- Rural Homelessness Grant Program
- Farmers Home Administration Programs

MDOC realizes that significant effort must be made to turn the tide of increasing housing difficulties; specific actions must take place. For the upcoming year, these actions will include:

- Promote the single-source information clearinghouse for housing and related services;
- Explore alternative ways in which local governments can promote affordable housing;
- Continue expanding MDOC's role in the provision of technical assistance;
- Work with banks to promote and distribute information on the Community Reinvestment Act;
- Analyze the survey of randomly drawn citizens to more completely portray opinions of Montana citizens relating to current housing conditions;
- Prepare economic and demographic data book for program applicants;
- Analyze household survey data to assist in determining regional housing strategies for CDBG development activities and distribute findings;
- Contact all known transitional, emergency, and other temporary housing facilities for additional information;
- Develop *Model Subdivision Regulations* document;
- Assist in securing more stable funding sources for Montana's existing homeless facilities and services;
- Analyze SRS homelessness data set for further specification of data related to homelessness;
- Appoint and support Governor's Housing Task Force (HB 581) to research Montana's housing situation;
- Track impact of lowered Section 8 Fair Market Rents rental assistance on homelessness;
- Evaluate affects of federal policies on provision of affordable housing and rural development;
- Leverage federal dollars to attract private investment money;
- Continue supporting grant and loan applications of other entities seeking housing assistance and expanding the supply of housing;
- Continue promoting and assisting nonprofit entities in receiving CHDO certification; and
- Promote fair housing compliance.

All housing program resources and proposed activities will be distributed equitably throughout the state, to the extent possible and applicable, and according to competitive (or formula) guidelines set forth by local, state, and federal agencies.

In addition to developing the five-year plan, the CHAS Five-Year Strategy and Annual Plan is designed to meet other requirements set forth by HUD and the 1990 Cranston-Gonzalez National Affordable Housing Act. This document will be used by federal agencies to make appropriation decisions regarding housing and related services that affect resources made available to Montana. Its importance can not be underestimated. In requiring the CHAS, HUD has provided very specific guidelines regarding its format, organization, and content. In fully complying with these guidelines, some of the latter sections have narratives that repeat earlier passages of the report. Depending upon information needs, the reader may wish to consult only certain portions of the CHAS. For this reason, the following succinctly summarizes the content of each major part of the CHAS Five-Year Plan.

INTRODUCTION:

CHAS Development Process -- In the opening portion of the CHAS, the process by which the CHAS was developed is highlighted, identifying significant features of the process, groups, and activities undertaken to assure citizen involvement.

SECTION I:

State Profile -- This includes an overall description of the state, market and inventory conditions for housing, an assessment of housing needs, current estimates of needs for affordable housing, and anticipated resources available to address the needs. The assessment is broken down into racial/ethnic, low income, nature and extent of homelessness (sheltered and unsheltered), and the supportive housing needs of non-homeless groups. As well, five-year economic, demographic, and household projections are offered along with longer term statements of housing need.

SECTION II:

Five-Year Strategy -- In this section, five-year goals are presented within a priority ranking with analysis and strategy development. The narrative refers to projections of market and inventory conditions arising from anticipated socio-economic conditions. Public policies that may affect the provision of affordable housing and projected efforts to ameliorate any negative effects of public policies are discussed. The structure for program delivery and intergovernmental cooperation are discussed along with gaps in both. Use of Low Income Housing Tax Credit (LIHTC) funds and public housing resident initiatives are each presented. The narrative describes the State's activities related to lead-based paint hazard evaluation and reduction.

SECTION III:

Annual Plan -- The annual plan reports anticipated resources to be made available and covers several specific actions that will be taken in the next fiscal year to reach goals outlined in the five-year strategy. In addition, the State specifies a statewide anti-poverty strategy.

At the end of the annual plan is a summary of citizen comments. Also included are certifications that the State will affirmatively further fair housing and that it is following a residential antidisplacement and relocation assistance plan, as per HUD's requirements.

APPENDICES:

Glossary -- A glossary of terms used in the CHAS to help the reader better understand the contents of the CHAS.

Appendix A -- Copies of survey instruments for the MDOC housing surveys from summer 1993.

Appendix B -- NPA Economic and Demographic Forecast Documentation

List of References -- A list of the sources used in development of the CHAS.

INTRODUCTION

Decent and affordable housing is an essential element to the quality of American life. The federal government has played a large role in addressing housing issues ever since the time of the New Deal, when housing was defined as part of the nation's policy agenda. A number of public programs were created that were intended to serve the housing needs of the poor, elderly, and others for whom affordable and decent housing was unattainable. Since the first public housing programs were initiated in 1934, housing has been central to the nation's sense of well-being.

As the United States entered the 1980s, federal commitment to housing fell significantly, plunging from \$26.7 billion to less than \$10 billion between 1980 and 1986. At the same time, the cost of housing rose faster than most people's ability to pay for it. This resulted in a sizable gap between the provision of and demand for affordable housing. These needs were addressed when, on November 28, 1990, President George Bush signed into law the Cranston-Gonzalez National Affordable Housing Act.¹

As the country moves through the 1990s, the nature of federal housing policy now being implemented reflects dual purposes: to provide decent and affordable housing and to emphasize the importance of states in policy formation. Funding directed toward housing has risen in response to the act, increasing almost to the 1980 level. The National Affordable Housing Act formally augments the role of states and entitlement areas in addressing housing issues by requiring them to develop five-year comprehensive planning strategies from which policy and appropriation decisions can be made.

This document, the Montana fiscal year 1994 Five Year Comprehensive Housing Affordability Strategy (CHAS), is submitted to the U.S. Department of Housing and Urban Development (HUD). It is designed to fulfill the requirements of the National Affordable Housing Act; the Montana CHAS follows the explicit reporting instructions and organizational guidelines set forth by HUD.

SUMMARY OF MONTANA'S HOUSING DIFFICULTIES

The lack of affordable housing for very low-, low-, and moderate-income persons has risen in prominence as a national policy issue. Across the nation, it has affected individuals, families, and the elderly, whether homeowners or renters. According to a 1986 report prepared by the National Governor's Association, housing costs are rising faster than income.²

¹ The Act does not currently include Section 8 except for the Single Room Occupancy Program, nor does it include the Farmers Home Administration programs in its CHAS process. Montana's Indian reservations are not addressed within the state's guidelines issued by HUD.

² *Decent and Affordable Housing for All: A Challenge to the States*. National Governor's Association, 1986.

Montana has not escaped the influences of the nation's housing problems. An analysis of the number of low-rent units, low-cost homes, and households earning less than \$15,000 per year in Montana indicates that there may have been a shortage of as many as 25,000 units of affordable housing to those households in 1990. This particularly affects families, who make up almost 70 percent of Montana's households. Today, the situation is much worse, as constraints on the housing market have spread to affect Montanans of all income categories.

Housing shortages have driven monthly rental payments and housing costs up sharply in the last few years. This leaves many people at potential risk of homelessness and places home ownership out of reach for many low- and moderate-income Montanans. Even though there is a great demand for low-cost housing, there has been little new construction of single-family or multifamily units for low- and moderate-income Montanans during the past several years.

Rehabilitation of the existing housing stock is also a pressing issue for Montana, especially in the eastern portion of the state. Many occupied units across the state are in poor condition because their owners cannot afford maintenance costs. Elderly Montanans, who constitute the largest group of homeowners in the state, often lack the resources necessary to maintain their homes. For potential homebuyers, units that stand vacant for long periods of time constitute a different rehabilitation problem. Often the cost of bringing the units up to a liveable standard is prohibitive. The poor condition of housing units can also preclude the use of mortgage insurance programs, without which the units are not easily financed.

There is also a need for modification of existing units. Alteration is required to make housing accessible to Montana's physically disabled population, some of whom currently live in units that are not adequately equipped. In addition, energy inefficient units are placing an unnecessary cost burden on Montana's renters and homeowners. Energy efficiency modifications are needed to address the overall issue of affordable housing across the state.

A number of groups in Montana have special needs linked to the provision of affordable housing. For homeless people, the disabled, families headed by single parents, and the elderly, there is a need for supportive services to facilitate independent living. Homeless young people in Montana, while not as prevalent as in other states, are finding fewer available units in some local shelters. Many facilities are simply not able to meet the need for emergency and transitional housing, especially for young adults or adolescents.

Single parents head 17 percent of Montana's families. Where there is a high rate of single-parent families in public housing facilities (a situation more common to Montana's major cities) the provision of day care and job training services is needed to facilitate the family's move toward self-sufficiency and to maintain a stable living environment.

The elderly make up more than 17.5 percent of Montana's adult population and represent the largest group of homeowners in the state. Congregate care housing for this group, which fosters independent living while providing supportive services, is anticipated to become a compelling need in the future.

There were more than 50,000 mobile homes in Montana in 1990. Whereas manufactured housing and mobile homes represent an affordable housing alternative for many Montanans, such owners often face restrictive or discriminatory zoning laws or practices in many areas. The challenge to policy makers in Montana is to identify and press for equitable alternatives to current zoning and land-use regulations that assist in making more affordable housing available to low- and moderate-income Montanans.

Montana's economy has suffered along with the national recession. Industrial activities related to the state's resource base have declined, particularly in the lumber and wood products industries. Structural changes in the state's economy have compounded the problem. Many of these economic difficulties will continue, especially the fall-off in lumber and wood product activity. Without proper intervention by housing specialists, the lack of available, affordable, suitable and accessible housing may persist.

Montana's limited resources are not adequate to address *all* the housing requirements of low- and moderate-income households, elderly Montanans, people with special needs, and other in-need populations. The Montana Department of Commerce (MDOC) and the people of Montana share in the task of exploring creative approaches to expanding the supply of housing across the state. Montana intends to move forward in securing and applying federal, state, and private resources to solve the state's housing problems.

THE CHAS DEVELOPMENT PROCESS

The development of comprehensive strategies for housing in Montana is a process that continued throughout the past fiscal year, spanning a variety of settings. Through this process, the State has attempted to enhance the prospects for delivering housing assistance to the people of Montana, and to improve the formation of policies and programs that support the availability and delivery of affordable housing. The CHAS development process consists of several distinct steps. These include:

1. Delivery of new program services;
2. Interagency cooperation and coordination;
3. Consultation with concerned citizens and organizations;
4. Advisory and policy formation functions; and
5. Heightened public awareness of the citizen involvement process.

1) DELIVERY OF NEW PROGRAM SERVICES

MDOC completed the first application cycle for the HOME Program in FY 1993. The design, development, and implementation of the program spanned many months and included citizen involvement throughout many areas of the state. Nine cities were visited during September and October 1992. For this part of the application and training process, the cities and towns visited for citizen input were Havre, Glasgow, Miles City, Billings, Helena, Kalispell, Missoula, Butte, and Great Falls. All hearings were advertised in printed media prior to opening of the citizen participation process. MDOC followed these with application workshops in

Montana. Between Legislative and Billings in December 1990. Closing of the first competitive bid application process occurred on February 14, 1993. A total of 15 applications were received during the first grant competition totaling \$6.96 million in funds. With the \$3,331,000 available for FFY91 MDOC awarded grants to 14 of the 15 applicants. Three of the successful candidates were Community Housing Development Organizations (CHDOs). The deadline for receipt of FFY93 HOME applications is January 18, 1994.¹

2. INTERAGENCY COOPERATION AND COORDINATION

Implementing the application process for the HOME Program was not the sole component of the CHAS development process. MDOC continues to have other institutional concerns, such as the integration and coordination of its programs with other means to provide affordable housing. For example, many banks, savings and loans, and other financial organizations involved in housing are interested in taking advantage of federally assisted housing improvement programs in order to meet the requirements of the Federal Community Reinvestment Act (CRA). The Census and Economic Information Center, within MDOC, has been responding to many requests throughout the year for information pertinent to the CRA program, and for planning information to aid in the development of housing proposals. Some financial institutions have implemented programs in response to the Community Reinvestment Act, through the cooperation of MDOC. One example is FBS Mortgage Community Lending Manager Peggy Cobe, who has made several presentations at HOME-sponsored workshops.

Another federal program is the Montana CDBG Program, a federally funded competitive grant program designed to help communities of less than 50,000 population with their greatest community development needs. Eligible applicants are limited to general purpose local governments. All projects must principally benefit low and moderate income persons. The basic categories for local community development projects are housing, public facilities, and economic development. Housing projects may involve rehabilitation of homes owned or rented by low- to moderate-income families, as well as activities that improve the neighborhood in which the housing rehabilitation is taking place. CDBG funds play a key role in leveraging -- using government dollars to attract private dollars. This creates a pool of funds for housing loans at below market interest rates.

MDOC has also been communicating and coordinating activities with other agencies through the entire year. This assists in the identification of areas in which further communication and cooperation may be needed, and helps to identify gaps in the institutional provision of services. Activities have included application workshops for CDBG funding, information dissemination regarding the Community Reinvestment Act, advice to nonprofit agencies and prospective nonprofit entities on how to become certified as a Community Housing Development Organization (CHDO), and support for other entities in their application processes for funding programs not administered by MDOC.

¹ Copies of the HOME guidelines can be obtained by contacting Mr. Tim Burton, HOME Program Manager, Housing Assistance Bureau, Montana Department of Commerce, P.O. Box 200545, Helena, MT 59620-0545, (406) 444-0061.

3) CONSULTATION WITH CONCERNED CITIZENS AND ORGANIZATIONS

As part of the development of the FY94 CHAS, a specific set of actions was taken to collect statewide opinions from a broad base of concerned citizens and organizations and expand upon the time citizens can provide input on the degree of Montana's housing need. The objectives were to identify how housing needs have changed over the last year, explore potential solutions or policies that would encourage the development of affordable housing, solicit ideas on how to improve Montana's housing situation, and collect facility inventory data.

Public needs were reviewed in early September during the CHAS Public Hearing on Statewide Housing Need. MDOC received comments from concerned citizens and organizations regarding the provision of affordable housing and related housing services. In particular, there were expressed interests for more rental housing, more opportunities for home ownership, and other needed financial mechanisms to buy and sell mobile homes, as existing financial institutions are reluctant to do anything for this type of structure. Also, technical assistance was noted as a critical need in sparsely populated areas of the state, as it is unusual to have the proper set of grant writing talents in hand locally. As well, public comment was received regarding facilities for the homeless. Many homeless families are reluctant to be housed with single homeless persons and most facilities are set up to assist individuals. Lastly, there were expressed housing service needs for the mentally ill population.

During summer 1993, MDOC commissioned several housing studies designed to examine the current and perceived housing situation in Montana. The first survey was of a random sample of Montana's citizens. Almost 3,800 individuals were selected from the Department of Motor Vehicles registration list to receive the survey. The survey instrument is included in Appendix A.

Four-hundred individuals who had received a copy of the CHAS last year were mailed an alternative survey, a 50 percent sample of the total list. Prospective respondents were asked to discuss housing conditions, cost, demand, supply, available inventory, and other parameters describing the stock of dwelling units in their respective areas. This provided an excellent opportunity for individuals to more fully articulate housing problems as well as to specify the degree of need in their own locale. These responses are summarized and included within the CHAS document (Section I.B - Needs Assessment); a copy of the instrument is also included in Appendix A.

A housing opinion survey was conducted by the Community Development Bureau. Nearly 320 housing officials throughout the state were contacted. They were asked to discuss what factors foster, or can foster, affordable housing and what factors act as barriers to affordable housing. The survey was intended to help determine what solutions can be implemented to remove barriers to affordable housing. Another thrust of the survey was devoted to considering whether zoning and land use laws interrupt the provision of affordable housing and, if so, whether they represented barriers to affordable housing. Comments from this instrument are also included herewith.

In addition to selecting sets of housing specialists throughout the state, several other agencies, entities, and parties were contacted and invited to provide input to the housing strategy development process. The Governor's Office on Aging was contacted regarding the housing needs of the elderly in Montana. They provided the Statewide Aging Plan and "Aging in Montana," a study of the self-identified needs of older Montanans. Summaries of these are included. While the relevant legislation, the Older American Act, does not specifically address housing, it does include services such as meals. Furthermore, assisting the elderly with housing is listed as an objective in the state plan and in Montana's Older Americans Act (1987).

The Developmental Disabilities Division of the Department of Social and Rehabilitation Services was consulted for information regarding the housing needs of persons with developmental disabilities. Their staff members were able to provide estimates of the number of developmentally disabled citizens in some need of supportive housing. For the physically disabled, the Montana Independent Living Center and the Rural Institute on Disabilities were contacted for their estimates.

The Preventive Health Services Bureau was also consulted. Here, the bureau provided a status report on the Montana Childhood Lead Poisoning Prevention Program, which includes the plan for medical case management of lead poisoned children. The Department of Health's STD AIDS division assisted in ascertaining the prevalence of AIDS in the population and the survival rate. The Department of Corrections and Human Services' Mental Health Division was consulted for an assessment of the housing needs of the mentally ill in Montana. Much of the detail available was found in the 1991-94 Statewide Mental Health Plan, provided by the Mental Health Division.

The needs of homeless people were studied over this past fiscal year by the Department of Social and Rehabilitation Services (SRS). SRS provided the results of a research project they sponsored. The report, *The Sheltered Homeless in Montana*, May 1993, details the service and housing needs expressed by homeless people and by shelter directors.

4) ADVISORY AND POLICY FORMATION FUNCTIONS

Throughout the year, MDOC has interacted with other agencies and organizations in keeping with both CHAS commitments and the desire to facilitate the development of refined housing strategies. MDOC has maintained its commitment to informing others of their responsibility to participate in the CHAS process, and to enhancing the ability of others to promote housing in local communities. MDOC sought and received broad-based support for a "team" approach and founded the CHAS Steering Committee. The Steering Committee is composed of state and local government housing officials, advocacy groups, and interested citizens. Throughout the CHAS development process, the steering committee was active in recommending policy and actions. Exhibit 1.1, above, presents the members of the FY94 CHAS Steering Committee.

EXHIBIT 1.1 1994 CHAS STEERING COMMITTEE

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Local Government Assistance Division
Montana Department of Commerce
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Helena, MT 59620-0645

Mr. Tim Burton, Program Manager
HOME Program
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Mr. Dave Sertov
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Mr. Kevin Hager, President
National Assoc. of Housing & Redevelopment
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1500 Sixth Avenue South
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Ms. Christina Medina, Director
Montana Low Income Coalition
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Mr. Jim Morton, President
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517 South Higgins Avenue
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Mr. Charlie Pandorf, Aging Coordinator
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In particular, MDOC continues to be instrumental in advising existing and potential nonprofit entities on ways to form Community Housing Development Organizations that can be subsequently certified by MDOC. Only local units of government (i.e., cities, towns, and counties) and CHDOs are eligible to apply for HOME grant funds. An MDOC-certified CHDO can apply for set-aside funds under the HOME Program. During the past fiscal year, MDOC certified 11 nonprofit organizations as CHDOs. These organizations are:

- Action for Eastern Montana, Glendive
- District VI Human Resources Development Council, Lewistown
- District VII Human Resources Development Council, Billings
- District IX Human Resources Development Council, Bozeman
- District XI Human Resources Development Council, Missoula
- District XII Human Resources Development Council, Butte
- Montana People's Action, Billings
- Montana People's Action, Missoula
- Neighborhood Housing Services, Inc., Great Falls
- Northwest Montana Human Resources, Inc., Kalispell
- Opportunities, Inc., Great Falls

5) HEIGHTENED PUBLIC AWARENESS OF THE CITIZEN INVOLVEMENT PROCESS

Two significant actions were taken in the past fiscal year by MDOC to promote awareness of the planning portions of the CHAS development process. One was to implement several surveys, including a survey of randomly selected Montana citizens; the second was to schedule public review meetings throughout the state in the evenings so that additional citizens whose primary responsibility may not relate to the promotion of housing or residential development could attend and provide input to the policy planning process. For the former, close to 4,000 individuals were selected at random from Montana Motor Vehicles Division vehicle registration records and sent a survey instrument similar to, but less detailed than that sent to the FY93 CHAS distribution list.⁴ This latter data provides unfettered perspective on the degree of need for affordable housing, housing preference, and preferred program solutions. Additional data was asked about the individual's household and dwelling unit to ascertain attribute data. This large data set will provide a wealth of information as it becomes more widely tapped. It will also provide additional insight into the condition of housing and represents an excellent data base of the state's housing conditions. Further analysis of this data is anticipated in future CHAS development processes.

MDOC advertised five statewide CHAS public involvement meetings. The CHAS Public Needs Hearing was held on Sept. 9, in the Helena City-County Building at 7 p.m. The four CHAS public review meetings were held as follows: Nov. 15, 7 p.m., in Kalispell at Flathead Valley Community College; Nov. 17, 7 p.m., in Glasgow at the Cottonwood Inn; Nov. 19, 9 a.m., in Glendive at Dawson Community College; and Nov. 22, 2 p.m., in Anaconda's Senior Center. The following are the sources and dates of CHAS public involvement announcements.

PUBLIC HEARING ON HOUSING ISSUES

Miles City Star	Sept. 1, 8
Missoulain, Missoula	Sept. 8, 12
Independent Record, Helena	Sept. 8, 12
Billings Gazette	Sept. 8, 12
Daily Interlake, Kalispell	Aug. 29, Sept. 1, 5
Bozeman Daily Chronicle	Sept. 8, 12
The Montana Standard, Butte	Sept. 8, 12
Great Falls Tribune	Sept. 12
Havre Daily News	Sept. 8, 13

PUBLIC NEEDS HEARING ON HOUSING ISSUES

Missoulain, Missoula	Aug. 29, Sept. 1, 5
Billings Gazette	Aug. 29, Sept. 1, 5
Independent Record, Helena	Aug. 29, Sept. 1, 5
Glasgow Courier	Sept. 9, 2
Havre Daily News	Sept. 1

Bozeman Daily Chronicle	3 insertions 8/29-9/5
The Montana Standard, Butte	Aug. 29, Sept. 1, 5
Great Falls Tribune	Aug. 29, Sept. 1, 5

CHAS PUBLIC HEARINGS

Sidney Herald-Leader	Nov. 7, 10, 14, 17
Daily Interlake, Kalispell	Nov. 7, 10, 14, 17, 21, 24
Independent Record, Helena	Nov. 7, 10, 14, 17, 21
Lewistown News-Argus	Nov. 7, 10, 14, 17, 21
Bozeman Daily Chronicle	6 insertions 11/5-11/21
Livingston Enterprise	Nov. 10, 14, 17, 19, 24, 26
The Herald News, Wolf Point	Nov. 11, 18
Havre Daily News	Nov. 11, 18
Missoulain, Missoula	Nov. 6, 7, 10, 14, 17, 21
The Montana Standard, Butte	Nov. 7, 10, 14, 17, 21
Glasgow Courier	Nov. 4, 11, 18
Great Falls Tribune	Nov. 7, 10, 14, 17, 21, 24
Billings Gazette	Nov. 7, 10, 14, 17, 21

The public review period formally began on October 29, 1993. Both oral and written comments were accepted through December 3, 1993.

⁴ DMV records provided the best and most complete data source for householder name and address throughout the state. It also provided a complete and uniform data set from which to solicit responses.

SECTION I -- STATE PROFILE

Montana is the fourth largest state in land area. The population density of areas around Montana ranges from a high of 3,470 people per square mile in Great Falls, to a low of 0.31 people in Petroleum County, as reported in the 1990 Census. This underscores the diversity of needs and housing conditions. With just under 800,000 people, the state has only two entitlement areas:⁵ Billings and Great Falls. While the entitlement areas are required to submit separate CHAS documents under the National Affordable Housing Act of 1990, characteristics of Billings and Great Falls have been integrated into portions of this state CHAS document.

A. MARKET AND INVENTORY CONDITIONS

1. DESCRIPTION OF THE STATE

The following discussion of the state's market and inventory conditions seeks to establish the adequacy of decent and affordable housing in Montana. Beyond the descriptive value of the information, this analysis initiates an identification of the state's housing needs, primarily as they existed in 1990. The baseline analysis takes into account the differences in housing issues among geographic areas of the state by evaluating six cities, 11 Census Designated Places (CDPs), and all remaining areas for each of the 56 counties.⁶ That discussion is further augmented with more current survey data analysis, including a survey conducted by the University of Montana designed to count sheltered homeless persons in the state.

i. BACKGROUND AND TRENDS

MONTANA'S ECONOMIC STRUCTURE

The health of an economy is determined, for the most part, by the ability of one or more economic sectors to capture income from outside the area. The key notion is that income must flow from outside to inside the state. Activities that can bring income into Montana are basic industry because income is received from the export of a product or service. Workers in these exporting industries spend their earnings locally, thereby generating additional, indirect, economic activity. This indirect activity is termed nonbasic industry. The more times that income is spent within the state, and spent again, the more the state's economy becomes integrated.

People often define economic base only in terms of jobs, as an employment classification system that includes manufacturing, mining, agriculture, some forms of construction, and federal government employment.⁷ But the focus on employment as the central feature in defining the economic base overlooks one very important thing: some "basic" components of the economy do not necessarily involve employment.

⁵ Metropolitan areas with populations of 50,000 or more.

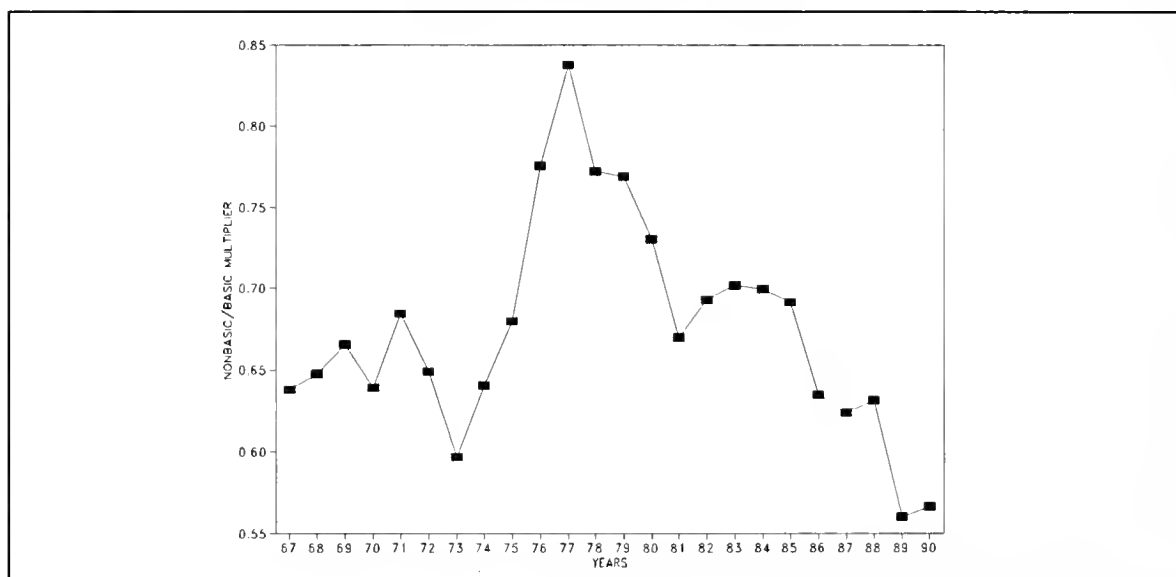
⁶ Butte is aggregated with Silver Bow County, and presented in the county data sections of the tables.

⁷ The basic sector can also include other "non-traditional" sectors that bring income into an area. A good example is tourism. For the analysis presented here, a portion of the eating and drinking industries, and all of the lodging sector, are considered as basic employment.

For example, if many retirees living off their retirement investments reside in the area, income still flows from outside and into the area. While the retiree is not employed, serving the demands of the retired population creates jobs and additional local income. Also, income distributed to those who may be supported by forms of welfare, or "transfer payments," can be considered basic because income also flows from outside to inside the area. This in turn causes demand for goods and services and results in nonbasic employment. It is income that drives economic activity.

A healthy economy is constructed upon two main building blocks: earned income from exporting industries, and "unearned income" from dividends, interest, rents, and government transfer payments. But to translate the total basic income flow into a nonbasic flow, one must measure the relationship between these two concepts. This ratio is called a multiplier. A unit rise or fall in basic income will tend to have a proportional impact on nonbasic income. The higher paying the basic sector job (or per capita unearned income source), the greater the nonbasic impact.

DIAGRAM 1.1
NONBASIC/BASIC MULTIPLIER



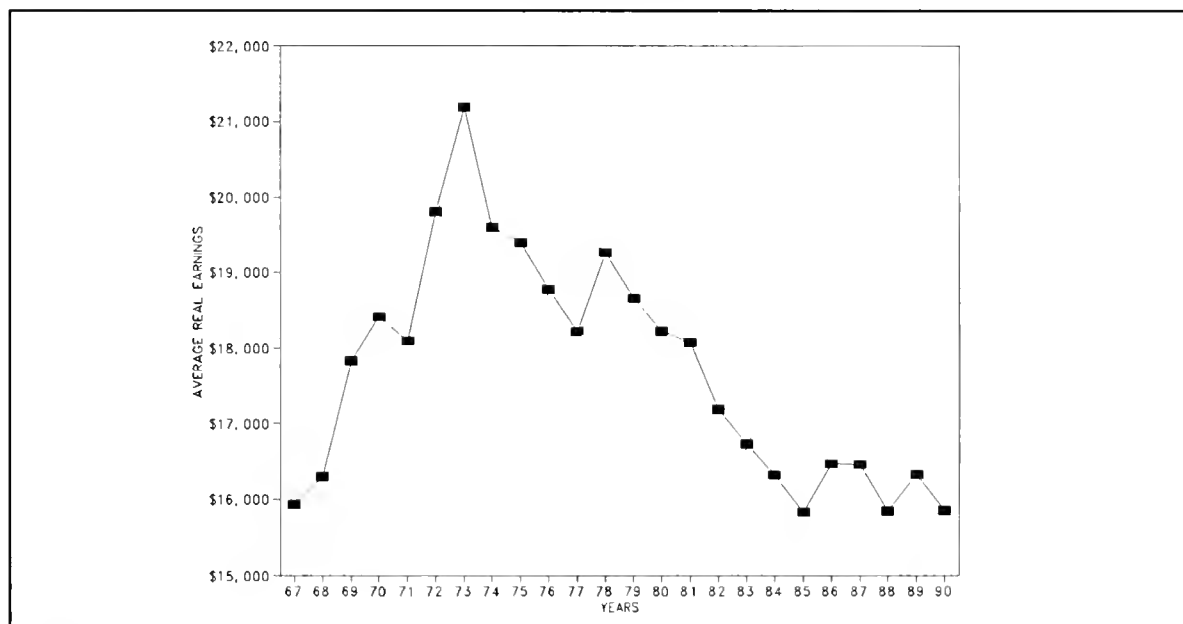
As the state's economy becomes more highly advanced and integrated, income leaks out of the area more slowly: products and services previously imported will begin to be supplied locally. More people will enjoy the benefits of the basic income. When an economy is in decline, the reverse will occur. As basic sector income leaves the community, nonbasic income will be lost at an increasing rate. The multiplier is not a fixed relationship, it rises as the number of economic transactions rise, and falls as transactions decrease. Furthermore, as an area declines and higher paying jobs are lost, unearned income sources will not be sufficient to maintain previous standards of living. Diagram 1.1, above, presents the nonbasic/basic

multiplier for Montana.⁸ As can be seen, since the 1977 peak, the state's economy has become less dynamic.

This economic base analysis stresses the importance of open markets, what is demanded elsewhere (or outside of Montana) is critically important. If Montana's economic base is diversified, it is relatively protected from wide fluctuations in demand for any one of its export goods or services. However, if it is overly dependent upon a single basic sector, it is at the mercy of fluctuations in demand for that sector's good or service.

Inherent in the notion of economic base is the assertion that people follow jobs. If the earned income component of the basic sector is shrinking, then those who cannot retire yet eventually seek employment elsewhere. A new level of population implies a different picture for the flow of total unearned income into the state. Thus, impacts on population, derived from basic earned income will ultimately have an impact on the basic *unearned* income flow, further altering the economic system.

DIAGRAM 1.2
AVERAGE EARNINGS IN MONTANA
1987 DOLLARS



Montana's basic economy has historically been dependent upon a few resource-based industries. These are agriculture, mining, and manufacturing processes such as lumber and

⁸This multiplier was derived by assuming that income derived from agriculture, mining, manufacturing, and all federal employment is considered basic. This multiplier, while also including 50 percent of all service and retail trade, is not scientifically precise. It is presented here as illustrative of the changing economic structure of the state.

wood products, and the milling of minerals. Even though tourism is considered a solid basic sector with employment benefits, the rate of pay in this industry has typically been quite low.

The status of the state's economy is dependent upon the health and viability of resource-based industries. Unfortunately, many of these industries are suffering from stagnant conditions or are declining. As Diagram 1.2, above, demonstrates, the average rate of pay in all of Montana's industries has been declining steadily since the early 1970s.

In addition, forest management practices are under review, and anticipated harvests from federal timber lands are expected to decline. University of Montana studies have forecast declines as large as 50 percent in northwestern Montana's lumber and wood products employment over the next ten years. Employment and earnings derived from agriculture remain speculative, at best. The mining industries are moving much further toward mechanization; and older existing facilities are closing in the face of increasing environmental constraints. These conditions imply an increasing degree of economic hardship for many Montana citizens.

On top of this complication, statewide unemployment rates have been rising over the last few years. Between 1990 and 1991, Montana's unemployment rate rose from 5.8 to 6.9 percent. Unemployment pressures have eased some, to 6.7 percent in 1992, but increasing unemployment worries still persist. Table 1.1, at right, presents the unemployment rates for the state as a whole and by county over the last three years. There are several areas that are sustaining very high unemployment rates, while others are reporting much lower rates. For example, Big Horn County indicates the highest unemployment rate, 15.8 percent and Carter County the lowest, with 2.4 percent. Uneven economic opportunities exist within the state.

Collectively, these employment and income conditions underscore the difficulty working citizens of the state are encountering, as statewide average earnings have been declining for nearly 20 years. It is anticipated that these economic limitations will persist, and the economic

TABLE 1.1
ECONOMIC BACKGROUND
ANNUAL AVG. UNEMPLOYMENT RATES

AREA NAME	1990	1991	1992
Beverhead County	4.3	5.8	5.8
Big Horn County	12.9	12.3	15.8
Blaine County	8.2	8.7	8.1
Broadwater County	6.0	6.0	7.3
Carbon County	4.3	6.5	5.4
Carter County	2.8	3.3	2.4
Cascade County	5.0	5.8	6.1
Chouteau County	3.2	4.1	3.4
Custer County	4.2	4.9	4.8
Daniels County	3.4	3.1	2.8
Dawson County	4.0	4.4	4.2
Deer Lodge County	8.1	9.4	9.0
Fallon County	3.1	4.8	4.9
Fergus County	6.2	8.8	7.4
Flathead County	7.5	9.3	8.7
Gallatin County	3.3	3.9	3.9
Garfield County	2.6	2.4	3.3
Glacier County	11.9	11.8	14.6
Golden Valley County	4.0	13.9	13.0
Granite County	7.7	7.9	7.6
Hill County	6.0	7.5	7.3
Jefferson County	3.6	5.0	4.3
Judith Basin County	4.1	4.9	6.0
Lake County	8.1	9.2	9.5
Lewis and Clark County	4.5	5.6	5.4
Liberty County	2.7	2.8	4.2
Lincoln County	11.5	15.3	13.3
Madison County	4.0	4.4	4.5
McCone County	3.7	5.1	5.5
Meagher County	3.6	5.4	6.3
Mineral County	10.1	12.3	12.3
Missoula County	4.9	6.5	5.8
Musselshell County	7.9	9.6	9.3
Park County	7.5	9.3	8.4
Petroleum County	3.6	7.4	9.1
Phillips County	4.4	4.8	5.7
Pondera County	4.5	5.1	6.3
Powder River County	2.2	4.1	3.9
Powell County	5.2	7.5	6.8
Prairie County	4.9	4.3	5.9
Revalli County	8.3	10.4	9.5
Richland County	6.1	8.0	8.3
Roosevelt County	9.8	10.9	11.4
Rosebud County	7.0	7.6	8.2
Sanders County	12.7	17.5	15.5
Sheridan County	3.0	2.9	3.0
Silver Bow County	7.4	9.0	8.9
Stillwater County	3.5	7.9	6.1
Sweet Grass County	3.0	5.0	3.9
Teton County	3.6	4.7	3.6
Tools County	3.9	5.8	5.4
Treasure County	2.7	3.6	6.3
Valley County	4.7	6.0	6.2
Wheatland County	5.3	7.2	6.5
Wibaux County	4.3	8.9	8.8
Yellowstone County	4.8	5.3	5.4
Montana	5.8	6.9	6.7

future for Montana citizens appears to be somewhat dim.

MONTANA'S POPULATION

RACE

Montana is generally a racially homogeneous state, with 93 percent of the population white. Native Americans make up about 6 percent of the population, with blacks comprising ¼ percent and Asian/Pacific Islanders and other races each comprising about ½ percent. Table 1.2, at right, presents the 1990 Census count of population by race and by relevant area designation. Note that most data in the FY94 CHAS has been modified so that all "county" areas include only non-city and non-CDP areas; cities and CDPs have been subtracted from the county total data.

As seen in Table 1.2, Native Americans comprise the second largest segment of the population; the majority reside on Montana's seven Indian reservations. These include the Blackfeet, the Rocky Boys, the Fort Belknap, the Fort Peck, the Northern Cheyenne, the Crow, and the Flathead Indian reservations.

Areas having tribal organizations can have very high Native American concentrations. For example, Glacier County has the largest number of American Indians, with 56 percent of the county's population. Table 1.3, below, presents the state's minority populations ranked by percent concentration. Areas of high racial minority concentration are defined as those exceeding 12 percent, twice the state's average percent of the

TABLE 1.2
MARKET AND INVENTORY CONDITIONS
1990 CENSUS - RACE DATA
(INCLUDES HISPANIC PERSONS)

AREA NAME	WHITE	BLACK	ASIAN	NAT AMER	OTHER	TOTAL
Billings city	76945	317	318	2591	980	81151
Bozeman city	21671	74	465	343	107	22660
Great Falls city	51197	464	504	2631	301	55097
Helena city	23377	33	215	658	63	24346
Kalispell city	11582	17	85	211	22	11917
Missoula city	41010	133	619	1011	145	42918
Bonner-West Riverside CDP	1621	0	0	33	0	1654
Evergreen CDP	3977	0	10	115	7	4109
Helena Valley Northeast CDP	1705	7	0	48	14	1775
Helena Valley Northwest CDP	1179	0	7	0	45	1231
Helena Valley Southeast CDP	4411	0	14	106	70	4601
Helena Valley W. Central CDP	6226	0	58	43	0	6327
Helena West Side CDP	1842	0	0	26	12	1880
Lockwood CDP	3697	20	23	149	78	3967
Lolo CDP	2713	8	0	25	0	2746
Malmstrom AFB CDP	4999	500	257	91	91	5938
Orchard Homes CDP	9935	13	153	186	30	10317
Sun Prairie CDP	1330	0	0	26	0	1356
Beaumont County	8281	16	27	73	27	8424
Big Horn County	4939	16	19	6310	53	11337
Blaine County	4040	2	5	2663	18	6728
Broadwater County	3271	0	10	28	9	3318
Carbon County	8001	5	2	49	23	8080
Carter County	1490	0	0	8	5	1503
Cascade County	14763	42	54	392	49	15300
Chouteau County	5216	0	24	207	5	5452
Custer County	11421	16	4	129	127	11697
Daniels County	2261	0	2	3	0	2266
Dawson County	9382	0	16	98	9	9505
Deer Lodge County	9929	21	32	251	45	10278
Fallon County	3080	0	3	14	6	3103
Fergus County	11907	5	18	142	11	12083
Flathead County	42253	39	189	529	182	43192
Gallatin County	27349	6	166	254	28	27803
Garfield County	1581	0	4	4	0	1589
Glacier County	5270	6	27	6807	11	12121
Golden Valley County	899	0	5	3	5	912
Granite County	2522	0	8	18	0	2548
Hill County	14774	0	36	2726	118	17654
Jefferson County	7744	2	14	155	24	7939
Judith Basin County	2269	0	5	6	2	2282
Lake County	16468	6	21	4474	72	21041
Lewis and Clark County	7172	9	37	113	4	7335
Liberty County	2276	4	0	15	0	2295
Lincoln County	17021	3	64	343	50	17481
Madison County	5933	0	7	46	3	5989
McCone County	2247	2	0	27	0	2276
Meagher County	1789	0	2	20	8	1819
Mineral County	3222	4	21	68	0	3315
Missoula County	20428	21	22	544	37	21052
Musselshell County	4056	0	14	21	15	4106
Park County	14279	86	51	79	119	14614
Petroleum County	513	0	0	6	0	519
Phillips County	4768	3	8	368	16	5163
Pondera County	5681	19	29	704	0	6433
Powder River County	2040	0	2	38	10	2090
Powell County	6238	0	14	286	82	6620
Praine County	1365	0	2	10	6	1383
Ravalli County	24563	18	65	311	53	25010
Richland County	10490	7	10	137	72	10716
Roosevelt County	5604	13	26	5342	14	10999
Rosebud County	7579	12	37	2819	58	10505
Sanders County	8098	6	27	513	25	8669
Shenando County	4659	0	7	58	8	4732
Silver Bow County	33067	11	191	386	286	33941
Stillwater County	6352	11	23	125	25	6536
Sweet Grass County	3128	0	5	21	0	3154
Teton County	6175	0	13	83	0	6271
Toole County	4960	7	6	73	0	5046
Treasure County	856	0	0	8	10	874
Valley County	7438	0	23	770	8	8239
Wheatland County	2200	0	6	27	13	2246
Wibaux County	1183	0	3	5	0	1191
Yellowstone County	27433	43	122	571	132	28301
Montana	741340	2047	4256	47574	3848	799065

largest minority population, Native Americans.

By this definition, Glacier, Big Horn, Roosevelt, Blain, Rosebud, Lake, and Hill counties have the highest concentrations of Native Americans. All are areas with tribal lands. However, Indian reservations are not an explicit part of the state's CHAS process at this time. Reservations receive their own HOME allocation and are required to prepare their own CHAS.

As an interesting anecdote, the Malmstrom AFB CDP area has the state's highest concentrations of other minority populations, where 8.4 percent are black and another 4.3 percent are Asian or Pacific Islander. This is due to the military installation there. No other area in the state has a black racial concentration above 1 percent. Bozeman has the next highest racial minority concentration: Asian or Pacific Islanders at 2.05 percent.

ETHNICITY

Hispanic ethnicity concentrations are quite low in Montana. The 1990 Census indicates that the state has an average Hispanic concentration of only 1.5 percent. HUD guidelines call for identification of areas of ethnic concentration. Using an accepted definition for concentrations (in this case, twice the state's average ethnicity, or 3 percent), one sees that few areas qualify. Table 1.4, at right, presents this data. Only two areas in Montana have relative concentrations of Hispanic people, Malmstrom AFB and Lockwood CDP.

INCOME

Within Montana, per capita income varies widely, as evidenced by Big Horn County's low of \$7,148 and Helena's high of \$13,256. The statewide average annual income is only

TABLE 1.3
AREAS OF MINORITY RACIAL CONCENTRATION
1990 CENSUS -- PERCENT OF POPULATION

AREA NAME	WHITE	BLACK	ASIAN	NATIVE AMERICAN	OTHER
Glacier County	43.48%	0.05%	0.22%	56.16%	0.05%
Big Horn County	43.57%	0.14%	0.17%	55.66%	0.47%
Roosevelt County	50.95%	0.12%	0.24%	48.57%	0.13%
Blaine County	60.05%	0.03%	0.07%	39.58%	0.27%
Rosebud County	72.15%	0.11%	0.35%	26.83%	0.55%
Lake County	78.27%	0.03%	0.10%	21.26%	0.34%
Hill County	83.69%	0.00%	0.20%	15.44%	0.67%
Pondera County	88.31%	0.30%	0.45%	10.94%	0.00%
Valley County	90.28%	0.00%	0.28%	9.35%	0.10%
Phillips County	92.35%	0.06%	0.15%	7.13%	0.31%
Sanders County	93.41%	0.07%	0.31%	5.92%	0.29%
Great Falls city	92.92%	0.84%	0.91%	4.78%	0.55%
Powell County	94.23%	0.00%	0.21%	4.32%	1.24%
Chouteau County	95.67%	0.00%	0.44%	3.80%	0.09%
Lockwood CDP	93.19%	0.50%	0.58%	3.76%	1.97%
Billings city	94.82%	0.39%	0.39%	3.19%	1.21%
Evergreen CDP	96.79%	0.00%	0.24%	2.80%	0.17%
Helena Valley Northeast CDP	96.06%	0.39%	0.00%	2.76%	0.79%
Helena city	96.02%	0.14%	0.88%	2.70%	0.26%
Missoula County	97.04%	0.10%	0.10%	2.58%	0.18%
Cascade County	96.49%	0.27%	0.35%	2.56%	0.32%
Deer Lodge County	96.60%	0.20%	0.31%	2.44%	0.44%
Missoula city	95.55%	0.31%	1.44%	2.36%	0.34%
Helena Valley Southeast CDP	95.87%	0.00%	0.30%	2.30%	1.52%
Mineral County	97.19%	0.12%	0.63%	2.05%	0.00%
Yellowstone County	96.93%	0.15%	0.43%	2.02%	0.47%
Bonner-West Riverside CDP	98.00%	0.00%	0.00%	2.00%	0.00%
Lincoln County	97.37%	0.02%	0.37%	1.96%	0.29%
Jefferson County	97.54%	0.03%	0.18%	1.95%	0.30%
Sun Prairie CDP	98.08%	0.00%	0.00%	1.92%	0.00%
Stillwater County	97.18%	0.17%	0.35%	1.91%	0.38%
Powder River County	97.61%	0.00%	0.10%	1.82%	0.48%
Orchard Homes CDP	96.30%	0.13%	1.48%	1.80%	0.29%
Kalispell city	97.19%	0.14%	0.71%	1.77%	0.18%
Lewis and Clark County	97.78%	0.12%	0.50%	1.54%	0.05%
Malmstrom AFB CDP	84.19%	8.42%	4.33%	1.53%	1.53%
Bozeman city	95.64%	0.33%	2.05%	1.51%	0.47%
Montana	92.78%	0.26%	0.53%	5.95%	0.48%

TABLE 1.4
HISPANIC CONCENTRATION
1990 CENSUS -- PERCENT

AREA NAME	PERCENT
Malmstrom AFB CDP	5.05%
Lockwood CDP	4.26%
Billings city	2.52%
Helena West Side CDP	2.55%
Helena Valley Northwest CDP	2.52%
Big Horn County	2.32%
Rosebud County	2.29%
Silver Bow County	2.23%
Evergreen CDP	2.21%
Treasure County	2.17%
Richland County	2.03%
Montana	1.52%

\$11,213. This implies that significant variation in income may occur among households within the state. A more accurate way of inspecting the relative income between areas is to rank the percent of total household incomes below a particular threshold. This is better than comparing just per capita income because it accounts for households with additional wage earners. Data representing the percent of low income households in each area were computed and ranked. Low income concentrations are designated as areas having a large percentage of households below the statewide low income threshold of \$22,435, 80 percent of the state median family income. Census income data is reported by category; \$22,500 is used to approximate the low income threshold. Table 1.5 presents all areas defined in this way and listed in descending order by percent. Those areas that fall within the low income criteria are listed above the dotted line, starting at Park County. In general, there appear to be very large blocks of the population in low-income households in Montana. Wheatland County has the highest percentage of households in the low income category, with over 65 percent of the households. Only one area, Helena Valley Northeast CDP, has less than 25 percent of its households in the low income category. Given these facts, large sections of Montana can be considered low-income areas.

Table 1.6, below, presents the actual number of households within each income category throughout the state. Overall, Montana has 49 percent of its households making less than 80 percent of the state's median family income in 1989. Furthermore, a whopping 75 percent of Montana's households make less than the U.S. average median family income of about \$36,000.

Map 1, on page 21, documents the high degree of poverty in many areas of the state.

TABLE 1.5
LOW INCOME CONCENTRATION

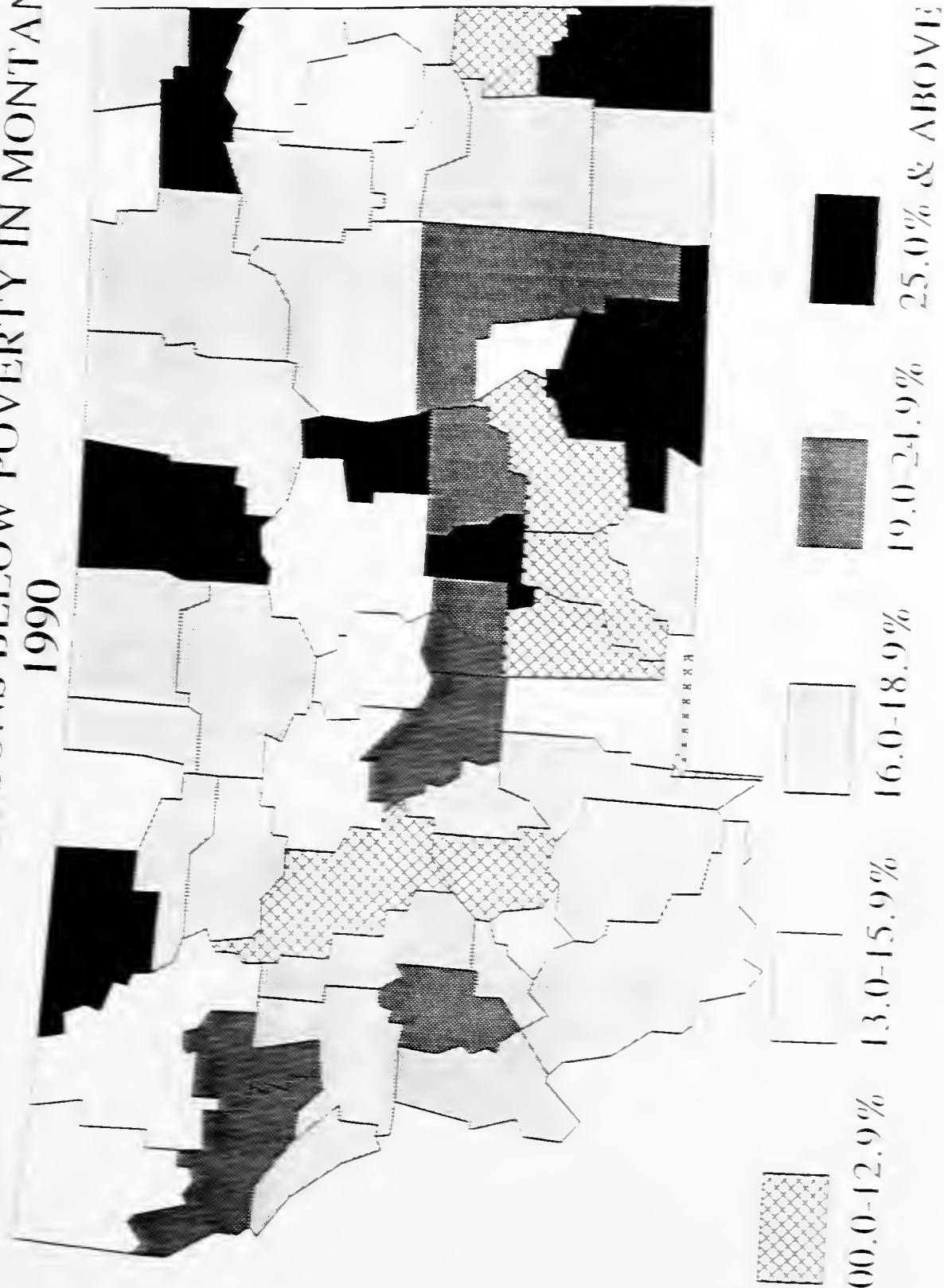
AREA NAME	Low Income Household	Percent Low Income Household
Wheatland County	565	65.93%
Praine County	367	64.96%
Musselshell County	1,083	64.93%
Carter County	381	64.91%
Garfield County	371	63.86%
Sanders County	2,128	62.13%
Blaine County	1,464	61.38%
Evergreen CDP	932	60.60%
Golden Valley County	192	60.19%
Meagher County	420	58.99%
Treasure County	202	58.72%
Big Horn County	1,986	58.50%
Roosevelt County	2,143	58.34%
Granite County	614	58.31%
Glacier County	2,203	58.19%
Bonner-West Riverside CDP	377	57.65%
Carbon County	1,892	57.18%
Bozeman city	4,959	56.84%
Petroleum County	120	56.60%
Lake County	4,431	56.15%
Wibaux County	263	55.96%
Shendan County	1,059	55.91%
Kalispell city	2,927	55.71%
McCone County	475	55.56%
Deer Lodge County	2,255	55.43%
Sweet Grass County	703	55.01%
Broadwater County	720	55.00%
Mineral County	713	54.39%
Lincoln County	3,661	54.36%
Ravalli County	5,169	53.80%
Beaverhead County	1,697	53.60%
Daniels County	493	53.47%
Fergus County	2,470	53.30%
Missoula city	9,419	53.02%
Custer County	2,435	52.95%
Powell County	1,177	52.43%
Silver Bow County	7,230	52.30%
Valley County	1,689	51.83%
Teton County	1,199	51.04%
Malmstrom AFB CDP	733	50.87%
Madison County	1,200	50.70%
Phillips County	982	50.54%
Powder River County	407	50.43%
Chouteau County	1,056	50.38%
Judith Basin County	457	49.84%
Orchard Homes CDP	2,094	49.63%
Park County	2,783	49.44%
Great Falls city	11,034	48.72%
Stillwater County	1,254	48.62%
Pondera County	1,047	48.56%
Fallon County	567	48.46%
Dawson County	1,790	48.13%
Richland County	1,914	47.74%
Lewis and Clark County	1,327	46.81%
Helena West Side CDP	351	45.82%
Liberty County	361	45.07%
Toole County	853	44.78%
Billings city	14,790	44.44%
Hill County	2,803	43.72%
Helena city	4,537	43.54%
Flathead County	6,884	42.85%
Helena Valley Southeast CDP	657	41.71%
Gallatin County	4,313	41.54%
Cascade County	2,353	41.44%
Yellowstone County	4,232	41.41%
Roosebud County	1,431	41.17%
Lockwood CDP	557	40.54%
Loft CDP	354	38.27%
Missoula County	2,777	37.25%
Jefferson County	1,022	36.07%
Helena Valley West Central CDP	758	33.91%
Helena Valley Northwest CDP	107	28.23%
Sun Prairie CDP	121	27.50%
Helena Valley Northeast CDP	92	17.13%
Montana	150,582	49.06%

TABLE 1.6
NUMBER OF HOUSEHOLDS BY INCOME CATEGORY

AREA NAME	VERY LOW LESS THAN 12,500	LOW 12,500- 22,499	MEDIUM 22,500- 27,499	UPPER MIDDLE 27,500-34,999	HIGH 35,000- 49,999	VERY HIGH 50,000- 99,999	EXTREMELY HIGH 100,000 OR MORE	HOUSE HOLDS	PER CAPITA INCOME 1989
Billings city	8,543	5,142	3,152	5,475	4,255	4,820	182	33,294	12,534
Bozeman city	2,519	2,030	941	1,183	772	845	124	8,724	10,172
Great Falls city	5,825	5,108	2,307	3,319	2,789	2,815	502	22,547	12,503
Helena city	2,481	2,058	1,101	1,501	1,359	1,844	139	10,421	13,256
Missoula city	1,711	1,218	445	742	580	549	30	5,254	11,226
Missoula city	5,411	4,203	1,523	2,356	2,071	2,047	239	17,755	11,759
Bozeman-Arden Riverside CDP	209	138	54	85	43	15	0	554	7,943
Evergreen CDP	471	481	170	237	97	102	0	1,539	9,223
Helena Valley Northeast CDP	18	64	109	111	104	91	15	537	10,846
Helena Valley Northeast CDP	54	53	40	59	81	84	9	379	10,975
Helena Valley Southeast CDP	175	332	167	287	227	231	6	1,575	10,331
Helena Valley West Central CDP	304	454	198	424	478	352	25	2,235	11,523
Helena Arden Side CDP	175	178	93	157	58	81	15	756	11,825
Lookwood CDP	235	200	184	307	159	159	9	1,374	9,396
Libe CDP	133	221	85	171	155	150	0	925	10,449
Marmaton AFB CDP	131	596	329	196	125	58	0	1,441	7,635
Orlando Homes CDP	1,093	1,001	423	553	546	589	55	4,219	11,597
Sun Prairie CDP	44	71	81	129	76	43	11	440	10,480
Beauregard County	933	712	305	435	420	253	28	3,156	10,375
Big Horn County	1,214	170	284	453	297	351	24	3,395	7,148
Blaine County	939	505	224	261	223	156	25	2,395	6,290
Broadwater County	335	334	118	219	127	109	17	1,309	10,126
Carbon County	1,067	835	299	402	352	310	45	3,309	10,727
Carter County	235	145	42	54	52	38	20	587	10,670
Cascade County	1,190	1,151	731	1,021	772	544	157	5,679	11,696
Chouteau County	529	527	207	325	199	256	52	2,095	11,290
Custer County	1,352	1,273	444	745	528	408	39	4,599	10,310
Dawson County	247	245	115	154	109	41	10	922	9,983
Deer Lodge County	957	832	395	524	515	390	34	3,719	10,629
Deer Lodge County	1,242	1,212	419	559	511	202	22	4,059	9,444
Fallon County	249	319	122	264	123	78	15	1,170	10,308
Fergus County	1,045	1,001	427	736	499	323	110	4,534	10,995
Flathead County	3,529	3,256	1,558	2,738	2,299	2,159	232	16,254	12,186
Gallatin County	1,235	2,377	997	1,990	1,393	1,459	297	10,393	13,947
Gallatin County	189	172	39	54	51	25	20	581	9,843
Gardiner County	1,356	937	274	589	373	341	6	3,798	7,458
Golden Valley County	100	92	28	52	32	13	2	315	8,505
Granite County	335	219	100	184	127	52	26	1,053	10,243
Hill County	1,506	1,157	679	1,066	807	621	115	6,411	11,121
Jefferson County	535	454	200	485	491	534	99	2,832	13,233
Judith Basin County	218	239	101	159	90	81	29	917	10,050
Lake County	2,597	1,834	753	1,237	745	525	100	7,891	9,274
Leake and Clark County	584	543	273	412	421	375	27	2,835	11,653
Liberty County	181	190	91	144	95	92	19	901	10,544
Lincoln County	2,052	1,509	673	1,015	809	502	74	5,735	9,519
Madison County	703	497	259	379	222	264	14	2,357	10,718
McCone County	255	220	112	115	74	70	9	855	9,347
Meagher County	224	195	83	116	89	42	3	712	9,201
Mineral County	391	332	164	214	120	83	7	1,311	9,440
Missoula County	1,305	1,477	625	1,439	1,089	1,283	242	7,455	13,001
Missoula County	543	440	105	210	125	106	19	1,668	8,941
Park County	1,533	1,250	731	930	502	436	96	5,529	11,395
Pendleton County	63	57	25	34	11	18	4	210	9,975
Phillips County	529	453	227	315	203	175	41	1,942	10,793
Pondera County	527	520	208	358	270	242	29	2,156	9,811
Powder River County	207	200	75	129	84	92	30	907	12,722
Powell County	517	560	274	378	227	159	21	2,245	9,579
Prarie County	205	152	52	79	39	24	5	865	8,497
Ravalli County	2,739	2,431	923	1,507	1,075	814	100	5,908	10,130
Richmond County	1,040	874	484	730	436	373	52	4,009	10,091
Rockwell County	1,243	900	305	595	345	254	25	3,673	7,751
Roads County	753	573	335	437	368	590	21	3,475	10,415
Sanders County	1,050	1,079	356	542	201	156	42	3,425	9,459
Shenando County	543	515	156	328	201	139	11	1,894	10,001
Silver Bow County	4,231	2,999	1,001	1,957	1,415	1,754	227	13,925	11,354
Stillwater County	515	538	199	455	351	277	34	2,579	10,575
Sweet Grass County	381	342	139	175	147	91	23	1,278	10,829
Teton County	591	513	229	351	256	275	39	2,349	10,772
Toole County	489	354	177	354	247	251	23	1,905	11,375
Treasure County	111	91	41	42	23	22	14	344	10,244
Valley County	980	709	310	470	454	304	30	3,259	10,529
Wheatland County	315	245	60	115	75	29	5	857	8,556
Wibaux County	139	125	45	84	50	27	1	470	9,338
Yellowstone County	1,753	2,449	945	1,812	1,545	1,459	215	10,219	11,571
Montana	91,201	69,331	30,139	48,719	37,255	35,001	5,225	306,919	11,213

MAP 1

PERCENTAGE OF PERSONS BELOW POVERTY IN MONTANA 1990



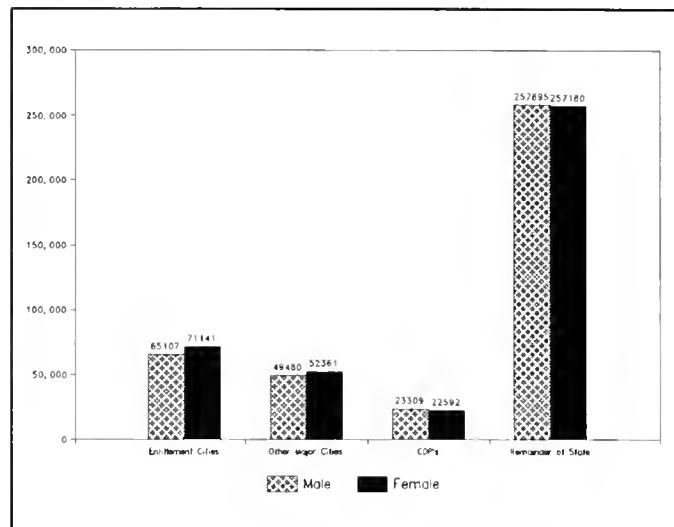
GENDER

Montana is approximately a gender-balanced state, with about 49.5 percent of the population male, and 50.5 percent female. The major cities tend to have slightly more females than males, and the rural areas tend to have more males. Diagram 1.3, at right, portrays the area distinctions.

AGE

The largest segment of the population is the young, from 0 to 18 years of age. This group comprises 29.3 percent of the total population. However, the population of Montana is somewhat older than that of the nation as a whole; the 1990 median age in Montana was 33.8 while the national median age was 32.9. The elderly (60 years of age and older) also have a significant representation in the age distribution of Montana at 17.6 percent. Diagram 1.4, below, presents the statewide age breakdowns. Table 1.7, on the following page, presents area age cohorts.

**DIAGRAM 1.3
SEX BY GEOGRAPHIC AREA**



**DIAGRAM 1.4
STATE AGE DISTRIBUTION**

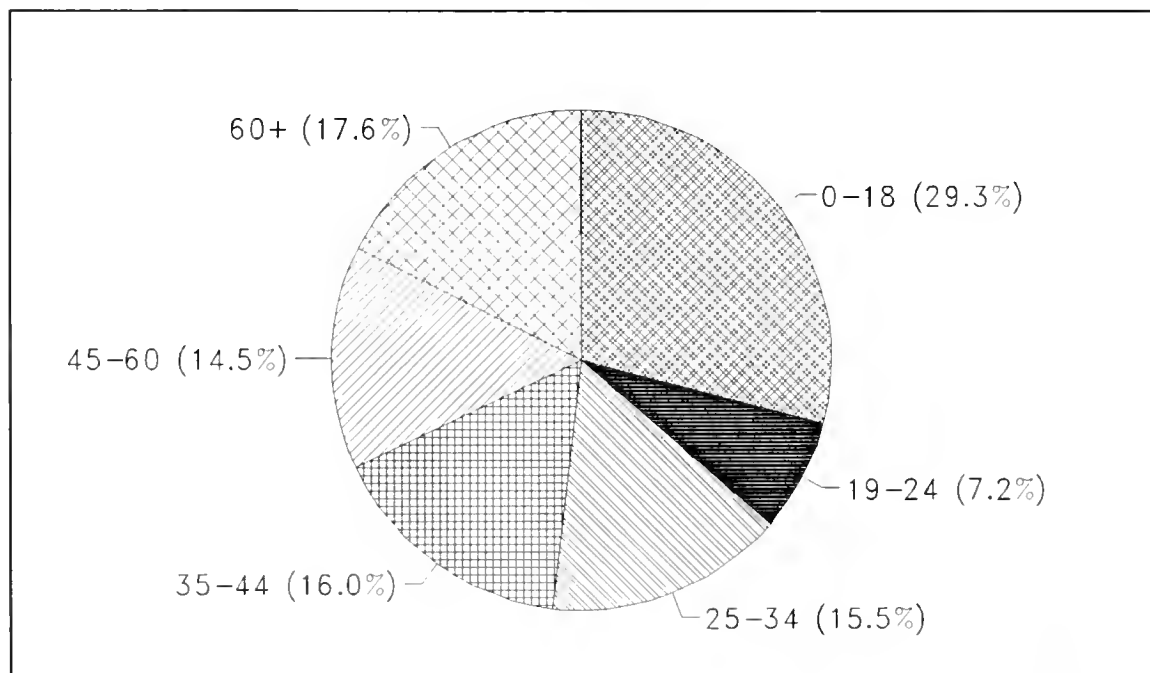


TABLE 1.7
MARKET AND INVENTORY CONDITIONS
AGE COHORTS

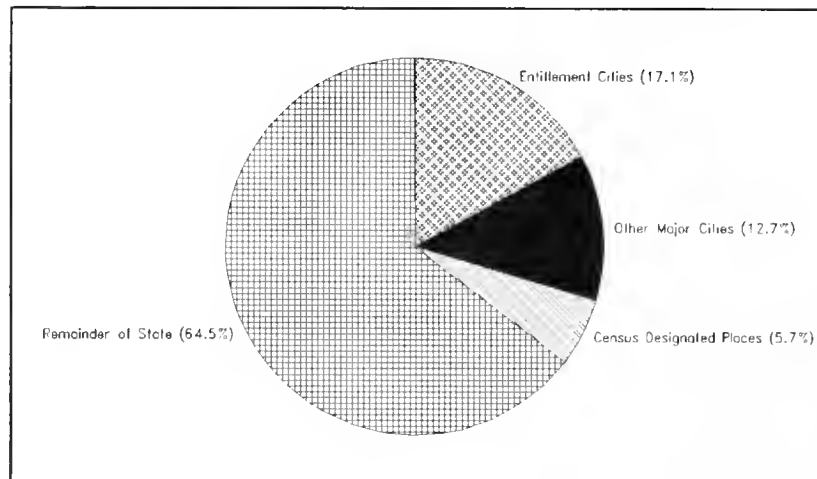
AREA NAME	PERSONS 18 AND UNDER	PERSONS 19-24	PERSONS 25-34	PERSONS 35-44	PERSONS 45-59	PERSONS 60 AND OLDER	TOTAL PERSONS
Billings city	22,033	8,486	14,096	12,433	11,687	14,416	81,151
Bozeman city	4,714	6,286	4,100	2,983	2,155	2,418	22,660
Great Falls city	15,144	3,935	5,069	6,079	6,399	10,476	55,097
Helena city	6,428	2,006	3,780	4,191	3,603	4,338	24,346
Kaipispi city	3,037	917	1,784	1,511	1,548	2,960	11,817
Missoula city	10,374	6,548	7,635	6,670	4,631	6,658	42,818
Bonner-West Riverside CDP	514	160	251	300	211	176	1,554
Evergreen CDP	1,347	270	717	664	564	548	4,109
Helena Valley Northeast CDP	724	84	259	305	226	178	1,775
Helena Valley Northwest CDP	487	21	159	290	191	55	1,223
Helena Valley Southeast CDP	1,710	285	805	781	564	334	4,601
Helena Valley West Central CDP	2,085	345	990	1,186	1,020	717	6,323
Helena West Side CDP	424	55	323	317	325	438	1,880
Lockwood CDP	1,394	223	719	733	485	413	3,967
Lolo CDP	1,009	128	491	588	303	227	2,748
Marmistrom AFB CDP	2,189	1,313	1,844	549	19	25	5,939
Orchard Homes CDP	2,836	934	1,815	1,819	1,446	1,464	10,317
Sun Prairie CDP	520	76	220	237	230	86	1,356
Beauregard County	2,511	782	1,253	1,206	1,306	1,366	8,424
Big Horn County	4,318	838	1,754	1,626	1,514	1,287	11,337
Blaine County	2,348	409	945	928	623	1,174	6,728
Broadwater County	1,012	122	453	517	527	887	3,318
Carbon County	2,257	214	1,000	1,301	1,188	2,120	9,080
Carter County	400	71	210	194	274	354	1,503
Cascade County	4,564	749	2,261	2,523	2,717	2,487	15,300
Chouteau County	1,610	211	757	851	791	1,232	5,452
Custer County	3,467	588	1,709	1,807	1,633	2,485	11,697
Daniels County	589	90	236	356	386	609	2,266
Dawson County	2,825	495	1,347	1,306	1,566	1,934	9,505
Deer Lodge County	2,557	714	1,301	1,450	1,675	2,579	10,278
Fallon County	987	103	450	448	469	644	3,103
Fergus County	3,405	479	1,624	1,748	1,701	3,126	12,083
Flathead County	13,190	1,871	6,248	8,222	6,766	6,895	43,192
Gallatin County	8,539	1,646	4,843	5,487	3,815	3,473	27,803
Garfield County	500	91	218	215	240	351	1,589
Glacier County	4,630	806	2,001	1,533	1,600	1,549	12,121
Golden Valley County	260	44	120	125	141	220	910
Granite County	685	134	326	361	446	595	2,549
Hill County	5,652	1,373	2,866	2,489	2,470	2,804	17,654
Jefferson County	2,448	350	1,153	1,618	1,259	1,109	7,939
Judith Basin County	621	78	319	359	364	541	2,282
Lake County	6,675	1,170	2,776	3,149	2,908	4,363	21,041
Lewis and Clark County	2,193	325	1,082	1,484	1,042	1,239	7,335
Liberty County	752	81	355	301	347	459	2,295
Lincoln County	5,427	836	2,391	2,922	3,000	2,915	17,481
Madison County	1,584	312	819	955	930	1,387	5,989
McCone County	698	96	310	355	327	490	2,278
Meagher County	500	81	254	272	304	406	1,819
Mineral County	996	122	481	521	537	648	3,315
Missoula County	6,769	1,171	3,304	3,963	3,489	2,380	21,050
Musselshell County	1,097	183	455	720	556	1,093	4,106
Park County	3,675	620	2,201	2,787	2,185	2,946	14,614
Petroleum County	146	36	71	87	77	100	519
Phillips County	1,621	259	784	709	781	1,009	5,163
Pondera County	2,065	286	970	842	885	1,371	6,433
Powder River County	606	106	274	334	300	466	2,090
Powell County	1,608	536	971	1,349	905	1,251	6,620
Prairie County	349	40	134	207	215	438	1,383
Ravalli County	7,192	1,189	2,962	3,956	4,169	5,545	25,010
Richland County	3,543	518	1,697	1,709	1,346	1,903	10,716
Roosevelt County	4,066	641	1,800	1,477	1,389	1,627	10,999
Rosebud County	3,948	666	1,666	1,803	1,413	1,008	10,505
Sanders County	2,580	387	1,103	1,475	1,283	1,631	8,669
Shenando County	1,290	151	593	658	745	1,295	4,732
Silver Bow County	8,953	2,525	4,935	4,988	5,107	7,352	33,941
Stillwater County	1,898	267	900	1,035	1,024	1,380	6,536
Sweet Grass County	876	96	373	516	480	811	3,154
Teton County	1,857	298	809	950	930	1,387	6,271
Toole County	1,540	215	737	776	721	1,055	5,046
Treasure County	261	44	115	125	144	185	874
Valley County	2,379	381	1,112	1,273	1,298	1,826	8,239
Wheatland County	636	116	268	279	371	574	2,248
Wibaux County	339	53	161	181	158	299	1,151
Yellowstone County	9,120	1,307	4,437	5,024	4,588	3,825	28,301
Montana	233,653	57,351	123,915	129,067	119,548	140,323	799,069

The 35-44 group follows as the third largest age class in the state, at 16 percent. The 25-34 year old group has 15.5 percent, the 45-60 group has 14.5 percent, and the 19-24 year old group has the smallest representation, with 7.2 percent of the total population.

POPULATION DISTRIBUTION

Sixty-five percent of Montana's population resides in small towns and rural areas of the state. The two entitlement cities of Billings and Great Falls have over 17 percent of the state's population, with the other major cities combined containing about 12.7 percent of the total population. The population residing in areas surrounding the larger cities (i.e., CDPs) comprises 5.7 percent of the state population. These figures are displayed in Diagram 1.5, at right. Map 2, on page 26, presents the net population change between 1980 and 1990.

**DIAGRAM 1.5
DISTRIBUTION OF POPULATION BY AREA**



HOUSEHOLDS

There were 306,919 Montana households reported in the 1990 Census. For this report, households have been distinguished according to the following types: individual households; family households; elderly individual households; elderly family households; and two or more person non-family households. The fundamental distinction between these household types is their housing size requirements. A further distinction is made between elderly and non-elderly households.

The predominant household type in Montana is the family household, which represents 51 percent of all Montana households. Two-person households without children also represent a large household group, followed by single households. All remaining household types represent 40 percent of the population. Just as the elderly represent a significant portion of the population, they represent a significant portion of Montana's households. Of all households in the state, about 30 percent are elderly households. Accordingly, elderly families occupy over half of the two-person households in the state and just under half of all one-person households. Data representing all the state areas for family households, urban, rural, and total households is portrayed on the following page in Table 1.8.

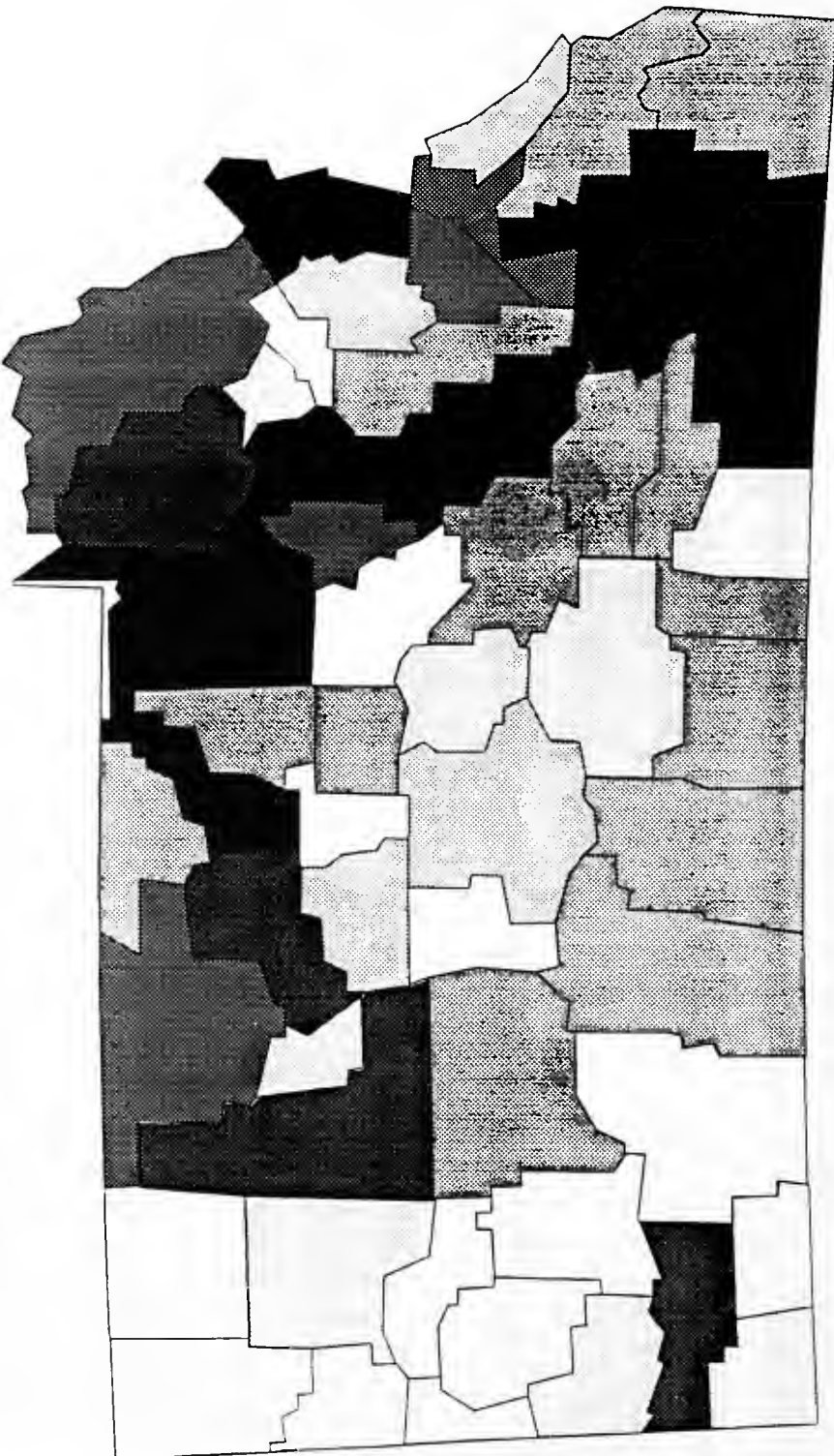
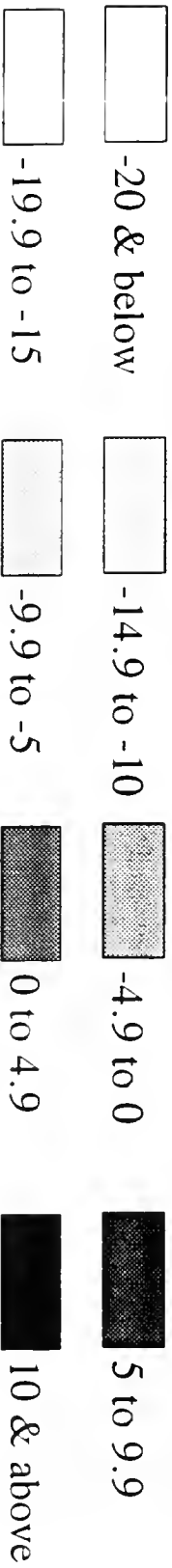
TABLE 1.8
MARKET AND INVENTORY CONDITIONS
FAMILY, HOUSEHOLD, AND POPULATION CHARACTERISTICS

AREA NAME	FAMILIES	HOUSEHOLDS	PERSONS PER HOUSEHOLD	URBAN POPULATION	RURAL POPULATION	TOTAL POPULATION
Billings city	21,816	33,284	2.44	81,151	0	81,151
Bozeman city	4,565	8,724	2.60	22,660	0	22,660
Great Falls city	15,086	22,647	2.43	55,097	0	55,097
Helena city	6,340	10,421	2.34	24,346	0	24,346
Kalispell city	3,123	5,254	2.27	11,917	0	11,917
Missoula city	10,163	17,765	2.42	42,918	0	42,918
Bonner-West Riverside CDP	462	654	2.53	0	1,654	1,654
Evergreen CDP	1,095	1,538	2.67	4,109	0	4,109
Helena Valley Northeast CDP	447	537	3.31	0	1,775	1,775
Helena Valley Northwest CDP	324	379	3.25	0	1,231	1,231
Helena Valley Southeast CDP	1,250	1,575	2.92	4,801	0	4,801
Helena Valley West Central CDP	1,803	2,235	2.83	6,327	0	6,327
Helena West Side CDP	549	766	2.45	0	1,880	1,880
Lockwood CDP	1,076	1,374	2.89	3,967	0	3,967
Lolo CDP	772	925	2.97	2,746	0	2,746
Malmstrom AFB CDP	1,423	1,441	4.12	5,938	0	5,938
Orchard Homes CDP	2,890	4,219	2.45	10,317	0	10,317
Sun Prairie CDP	412	440	3.08	0	1,356	1,356
Beaverhead County	2,153	3,166	2.66	3,991	4,433	8,424
Big Horn County	2,690	3,395	3.34	2,940	8,397	11,337
Blaine County	1,709	2,385	2.82	0	6,728	6,728
Broadwater County	948	1,309	2.53	0	3,318	3,318
Carbon County	2,334	3,309	2.44	0	8,080	8,080
Carter County	409	587	2.56	0	1,503	1,503
Cascade County	4,368	5,678	2.69	2,496	12,804	15,300
Chouteau County	1,563	2,096	2.60	0	5,452	5,452
Custer County	3,100	4,599	2.54	8,461	3,236	11,697
Daniels County	634	922	2.46	0	2,266	2,266
Dawson County	2,666	3,719	2.56	4,802	4,703	9,505
Deer Lodge County	2,670	4,068	2.53	7,517	2,761	10,278
Fallon County	873	1,170	2.65	0	3,103	3,103
Fergus County	3,256	4,634	2.61	6,051	6,032	12,083
Flathead County	12,180	16,064	2.69	7,466	35,726	43,192
Gallatin County	7,904	10,383	2.68	3,411	24,392	27,803
Garfield County	441	581	2.73	0	1,589	1,589
Glacier County	2,859	3,786	3.20	3,329	8,792	12,121
Golden Valley County	224	319	2.86	0	912	912
Granite County	716	1,053	2.42	0	2,548	2,548
Hill County	4,517	6,411	2.75	10,322	7,332	17,654
Jefferson County	2,139	2,833	2.80	0	7,939	7,939
Judith Basin County	666	917	2.49	0	2,282	2,282
Lake County	5,766	7,891	2.67	3,254	17,787	21,041
Lewis and Clark County	2,076	2,835	2.59	0	7,335	7,335
Liberty County	579	801	2.87	0	2,295	2,295
Lincoln County	4,926	6,735	2.60	2,644	14,837	17,481
Madison County	1,640	2,367	2.53	0	5,989	5,989
McCone County	659	855	2.66	0	2,276	2,276
Meagher County	478	712	2.55	0	1,819	1,819
Mineral County	881	1,311	2.53	0	3,315	3,315
Missoula County	5,994	7,455	2.82	3,771	17,281	21,052
Musselshell County	1,126	1,668	2.46	0	4,106	4,106
Park County	3,815	5,629	2.60	6,701	7,913	14,614
Petroleum County	161	212	2.45	0	519	519
Phillips County	1,377	1,943	2.66	0	5,163	5,163
Pondera County	1,571	2,156	2.98	2,850	3,583	6,433
Powder River County	585	807	2.59	0	2,090	2,090
Powell County	1,536	2,245	2.95	3,344	3,276	6,620
Prairie County	410	565	2.45	0	1,383	1,383
Ravalli County	6,932	9,608	2.60	2,737	22,273	25,010
Richland County	2,954	4,009	2.67	5,217	5,499	10,716
Roosevelt County	2,758	3,673	2.99	2,880	8,119	10,999
Rosebud County	2,629	3,476	3.02	3,185	7,320	10,505
Sanders County	2,398	3,425	2.53	0	8,669	8,669
Shenando County	1,353	1,894	2.50	0	4,732	4,732
Silver Bow County	9,072	13,825	2.46	31,415	2,526	33,941
Stillwater County	1,920	2,579	2.53	0	6,536	6,536
Sweet Grass County	867	1,278	2.47	0	3,154	3,154
Teton County	1,683	2,349	2.67	0	6,271	6,271
Toole County	1,304	1,905	2.65	2,763	2,283	5,046
Treasure County	260	344	2.54	0	874	874
Valley County	2,296	3,259	2.53	3,574	4,665	8,239
Wheatland County	565	857	2.62	0	2,246	2,246
Wibaux County	324	470	2.53	0	1,191	1,191
Yellowstone County	8,115	10,219	2.77	8,774	19,527	28,301
Montana	213,625	306,919	2.60	419,989	379,076	799,065

MAP 2

MONTANA'S PERCENT POPULATION CHANGE 1980 TO 1990

26



FAMILIES

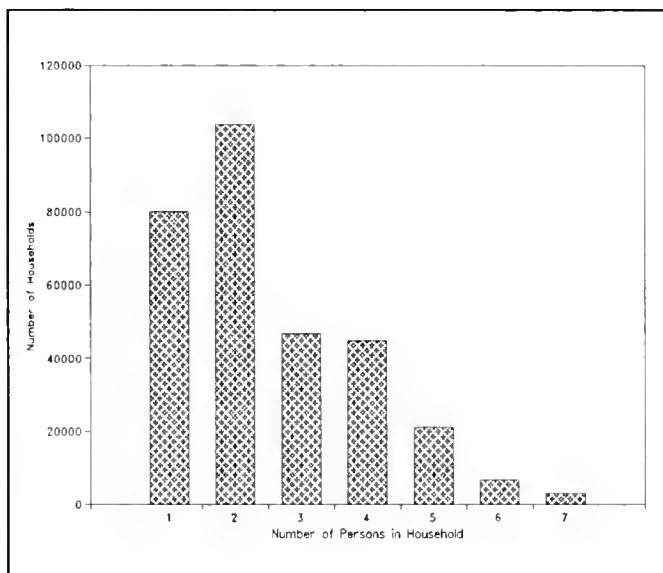
Of the 211,650 families in Montana, 61.5 percent are living in rural areas. Montana families are generally headed by married couples. The number of households headed by single persons is significant and is of particular importance in a discussion of affordable housing. Married couples represent 83.4 percent of the state's family types. Of the married couples, 48.6 percent have children, while 51.4 percent have no children. Elderly families, which generally consist of only husband and wife, comprise a large portion of the married couples with no children. The concentrations of couples is higher in rural areas of the state. Conversely, there are higher concentrations of households headed by single persons in the major cities.

There are currently 35,139 family households in Montana headed by single persons. This represents nearly 17 percent of the family households. Seventy-one percent of these households have children present. Furthermore, 75 percent of these households are headed by single women who are more likely to have children than single men.

HOUSEHOLD SIZE

Household size also varies significantly throughout the state. Diagram 1.6 presents households separated by the number of people in each household. Note that the two largest groups of households are single and two-person households. The number of persons per household ranges from a high of 4.12 at Malmstrom Air Force Base CDP to a low of 2.27 in Kalispell. Montana has an average of 2.60 persons per household. Specific area data relating to household size by number of persons per household is presented in Table 1.9, on the following page.

DIAGRAM 1.6
HOUSEHOLDS BY PERSONS PER HOUSEHOLD



RENTERS AND HOMEOWNERS (TENURE)

Just over 67 percent of Montana's occupied housing units are occupied by their owner (owner-occupied); the remaining 33 percent are renter-occupied. The rate of home ownership is much higher in the rural areas of the state (72.6 percent) than in the major cities (only 59.8 percent). As is true of the nation as a whole, the largest single group of homeowners in Montana is the elderly. Of all the owner-occupied units in Montana, 26.4 percent are occupied by those 65 years of age and older. This is true of both the major cities and rural Montana.

TABLE 1.9
MARKET AND INVENTORY CONDITIONS
NUMBER OF HOUSEHOLDS BY PERSONS PER HOUSEHOLD

AREA NAME	NUMBER OF PERSONS PER HOUSEHOLD							TOTAL HOUSEHOLDS
	1	2	3	4	5	6	7	
Billings city	9,696	11,348	5,138	4,464	1,954	447	237	33,284
Bozeman city	2,630	3,248	1,414	952	380	81	19	8,724
Great Falls city	6,639	7,774	3,395	3,037	1,168	414	220	22,647
Helena city	3,603	3,265	1,525	1,355	487	101	85	10,421
Kalispell city	1,915	1,720	710	572	247	63	27	5,254
Missoula city	5,850	6,019	2,671	2,018	801	293	113	17,765
Sonner-West Riverside CDP	158	179	129	157	11	20	0	654
Evergreen CDP	348	485	288	230	118	46	23	1,538
Helena Valley Northeast CDP	84	154	79	104	92	21	3	537
Helena Valley Northwest CDP	31	106	77	97	45	23	0	379
Helena Valley Southeast CDP	266	439	324	312	193	28	13	1,575
Helena Valley West Central CDP	359	740	409	420	263	30	14	2,235
Helena West Side CDP	188	288	173	76	17	7	17	766
Lockwood CDP	239	414	255	277	125	48	16	1,374
Lolo CDP	119	285	167	219	81	36	18	925
Malmstrom AFB CDP	18	251	420	503	188	61	0	1,441
Orchard Home CDP	1,020	1,480	742	627	247	79	24	4,219
Sun Prairie CDP	20	152	126	101	18	8	15	440
Beaverhead County	877	1,082	451	437	208	66	45	3,168
Big Horn County	636	815	554	599	376	182	233	3,395
Blaine County	630	686	328	354	221	89	77	2,385
Broadwater County	318	473	192	181	105	33	7	1,309
Carbon County	900	1,227	428	450	225	48	31	3,309
Carter County	166	175	96	79	57	14	0	587
Cascade County	1,155	2,010	964	913	435	155	46	5,678
Chouteau County	506	744	303	316	173	42	12	2,096
Custer County	1,356	1,514	657	631	318	89	34	4,599
Daniels County	274	329	112	110	64	31	2	922
Dawson County	991	1,269	517	572	274	74	22	3,719
Deer Lodge County	1,306	1,321	620	549	176	60	36	4,068
Fallon County	280	411	150	164	128	31	6	1,170
Fergus County	1,263	1,658	621	608	353	84	47	4,634
Flathead County	3,288	5,722	2,558	2,759	1,192	420	125	16,064
Gallatin County	1,963	3,724	1,692	1,811	869	220	104	10,383
Garfield County	139	182	84	98	45	22	11	581
Glacier County	838	994	571	594	412	248	129	3,786
Golden Valley County	87	111	43	44	23	7	4	319
Granite County	312	365	151	141	43	32	9	1,053
Hill County	1,670	1,946	957	1,067	533	145	93	6,411
Jefferson County	617	978	407	500	240	69	22	2,833
Judith Basin County	243	348	120	135	59	9	3	917
Lake County	1,877	2,847	1,153	1,040	582	243	149	7,891
Lewis and Clark County	627	1,074	469	408	162	58	37	2,835
Liberty County	217	251	97	127	65	28	16	801
Lincoln County	1,638	2,403	1,013	993	466	139	83	6,735
Madison County	654	841	320	323	170	42	17	2,367
McCone County	187	306	106	154	65	29	8	855
Meagher County	211	265	86	79	46	11	4	712
Mineral County	337	494	165	179	90	24	22	1,311
Missoula County	1,178	2,521	1,337	1,419	685	213	102	7,455
Musselshell County	506	553	208	219	113	49	20	1,668
Park County	1,539	2,021	780	747	350	152	40	5,629
Petroleum County	47	90	30	27	11	4	3	212
Phillips County	519	612	294	282	182	28	26	1,943
Pondera County	545	716	276	332	209	50	28	2,156
Powder River County	213	267	125	117	58	19	8	807
Powell County	633	786	347	306	135	19	19	2,245
Prairie County	153	220	71	75	26	11	9	565
Ravalli County	2,348	3,650	1,410	1,311	570	195	124	9,608
Richland County	969	1,298	609	615	375	114	29	4,009
Roosevelt County	856	975	568	591	369	196	118	3,673
Rosebud County	737	905	565	611	392	131	135	3,476
Sanders County	929	1,200	467	435	269	88	37	3,425
Shenando County	507	710	237	278	103	50	9	1,894
Silver Bow County	4,383	4,366	2,039	1,841	866	291	39	13,825
Stillwater County	602	930	384	408	180	49	26	2,579
Sweet Grass County	382	451	166	163	73	39	4	1,278
Teton County	618	854	281	312	204	46	34	2,349
Toole County	564	618	285	249	141	41	7	1,905
Treasure County	82	119	59	52	23	7	2	344
Valley County	903	1,078	451	475	261	57	34	3,259
Wheatland County	276	308	86	98	70	18	1	857
Wibaux County	137	156	59	63	24	23	8	470
Yellowstone County	1,842	3,473	1,733	1,903	865	333	70	10,219
Montana	80,214	103,789	46,904	44,865	21,164	6,773	3,210	306,919

Overall, the 35-44 age group has the second highest rate of home ownership in both rural areas and in major cities. The total number of housing units was 361,155 according to the 1990 Census; over 15 percent of them was vacant. Diagram 1.7 displays the number of households, by ownership status, in each of the three geographic area designations addressed herein. Area statistics that describe renters and homeowners are presented on the following page in Table 1.10.

The people most likely to rent in Montana, in both rural areas and in major cities, are in the 25-35 age group. Given that people in this age category are more likely to live in the cities and occupy an individual unit, and that home ownership is less affordable in the major cities, there is an indication of a need for assistance to young adults who are first-time buyers in acquiring a home. Those least likely to rent are in the 45-54 year old group.

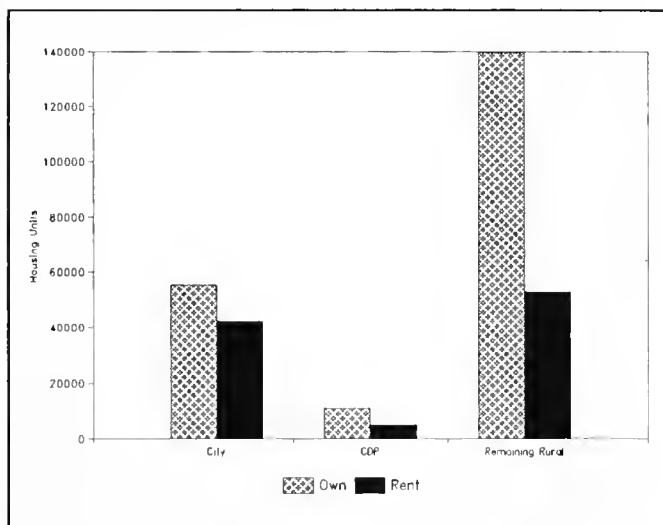
SUMMARY

Over the last 10 years, Montana's population has not risen appreciably, increasing only by about 12,000 people. The number of households have risen more due to fewer persons per household. In regard to Montana's demographic complexion, the population is predominately white. Native Americans, the state's largest racial minority, are highly concentrated in areas with tribal organizations. However, the tribal organizations typically have their own housing operations and are considered outside the scope of the state CHAS development process and priority enumeration. Native American concentrations in areas of the state where Montana's CHAS does address are included herein, but available data does not distinctly identify the areas. There is little minority Hispanic concentration in Montana.

Racial, ethnic, and household data in support of this narrative is presented on CHAS Table 1A, on page 31.

Economic conditions all across Montana have resulted in lower average real rates of pay over the last 10 to 15 years. Today, unemployment rates have risen and employment worries persist. Accompanying this one sees rising levels of low income households and vast sections of the state can be considered low income. Nearly 50 percent of all households reported income less than \$22,500 in 1989. This is significantly lower than the national median family income, which was nearly \$36,000 in 1989. Over 80 percent of all Montana households are below the national median family income. Furthermore, it is becoming increasingly difficult for Montana's

DIAGRAM 1.7
RENTERS AND OWNERS BY GEOGRAPHIC AREA



first-time home buyers to complete a transaction, as the prices of homes are increasing faster than interest rates are falling.

TABLE 1.10
MARKET AND INVENTORY CONDITIONS
HOUSING UNITS BY OCCUPANCY STATUS

AREA NAME	OCCUPIED UNITS	VACANT UNITS	URBAN UNITS	RURAL UNITS	OWNER OCCUPIED	RENTAL OCCUPIED	TOTAL UNITS
Billings city	33,181	2,783	35,964	0	20,157	12,884	35,964
Bozeman city	8,751	356	9,117	0	3,519	5,232	9,117
Great Falls city	22,939	1,518	24,157	0	14,207	8,432	24,157
Helena city	10,315	530	10,845	0	5,851	4,465	10,845
Kalispell city	5,237	300	5,937	0	2,825	2,411	5,937
Missoula city	17,577	811	18,488	0	8,750	8,927	18,488
Bonner-Akron Riverside CDP	561	55	0	700	387	274	700
Browning CDP	1,548	87	1,635	0	1,106	442	1,635
Helena Valley Northeast CDP	581	16	0	597	501	80	597
Helena Valley Northwest CDP	388	35	0	423	256	32	423
Helena Valley Southeast CDP	1,564	79	1,643	0	1,341	223	1,643
Helena Valley West Central CDP	2,205	78	2,283	0	1,892	313	2,283
Helena West Side CDP	731	48	0	779	581	150	779
Lockwood CDP	1,368	132	1,500	0	1,090	278	1,500
Libby CDP	913	40	953	0	716	197	953
Mainstream AFB CDP	1,415	81	1,496	0	90	1,325	1,496
Ordway Homes CDP	4,169	170	4,339	0	2,505	1,864	4,339
Sun Prairie CDP	410	41	0	451	381	29	451
Beauregard County	3,211	312	1,504	2,304	1,575	1,033	4,128
Big Horn County	3,448	856	1,303	3,001	2,190	1,288	4,304
Blaine County	2,379	551	0	2,930	1,478	900	2,930
Broadwater County	1,280	312	0	1,592	958	321	1,593
Carbon County	3,259	1,559	0	4,818	2,408	861	4,828
Carter County	599	227	0	816	456	123	816
Cascade County	5,669	1,290	1,075	5,994	4,509	1,150	6,959
Chouteau County	2,064	904	0	2,968	1,431	533	2,968
Custer County	4,531	774	4,005	1,399	3,100	1,531	5,405
Danvers County	915	301	0	1,220	790	189	1,220
Dawson County	3,691	796	2,391	2,096	2,585	1,006	4,487
Deer Lodge County	4,060	775	3,559	1,271	2,381	1,099	4,930
Fallon County	1,166	359	0	1,525	898	268	1,525
Fergus County	4,603	1,129	2,857	2,855	3,290	1,313	5,792
Flathead County	16,049	3,758	3,483	16,344	12,159	3,850	19,907
Gallatin County	10,254	1,959	1,290	10,943	7,505	2,559	12,233
Gallatin County	577	347	0	924	409	168	924
Glauber County	3,816	291	1,532	3,265	2,325	1,491	4,797
Golden Valley County	330	100	0	432	281	59	432
Granite County	1,051	373	0	1,524	792	259	1,524
Hill County	6,426	919	4,335	3,010	4,056	2,370	7,345
Jefferson County	2,867	438	0	3,302	2,313	554	3,302
Judith Basin County	908	438	0	1,346	592	246	1,346
Libby County	1,814	3,152	1,551	5,411	3,485	2,329	10,972
Jewell and Clark County	2,864	1,875	0	4,743	2,247	517	4,743
Liberty County	799	219	0	1,007	555	223	1,007
Lincoln County	6,588	1,334	1,158	5,834	4,888	1,790	6,602
Madison County	2,387	1,515	0	3,902	1,643	744	3,902
McCone County	844	317	0	1,161	680	184	1,161
Meagher County	709	550	0	1,259	478	231	1,259
Mineral County	1,282	353	0	1,535	934	348	1,535
Missoula County	7,352	1,904	1,560	7,408	6,158	1,206	8,966
Musselshell County	1,981	522	0	2,193	1,297	354	2,193
Park County	5,643	1,329	3,127	3,835	3,748	1,895	6,972
Petroleum County	209	84	0	293	159	29	293
Phillips County	1,931	854	0	2,785	1,347	584	2,785
Pondera County	2,245	372	1,267	1,351	1,582	684	2,618
Powder River County	905	291	0	1,096	591	214	1,096
Power County	2,234	501	1,535	1,199	1,503	831	2,835
Prairie County	558	181	0	749	448	120	749
Ravalli County	9,598	1,401	1,475	5,523	7,231	2,417	11,099
Richard County	3,956	869	2,363	2,462	2,797	1,159	4,825
Roosevelt County	3,654	571	1,236	3,026	2,381	1,233	4,265
Rosebud County	3,475	772	1,192	3,059	2,395	1,084	4,251
Sanders County	3,397	238	0	4,335	2,551	846	4,335
Shenandoah County	1,899	519	0	2,417	1,483	438	2,417
Silver Bow County	13,899	1,575	14,325	1,139	9,844	4,055	15,474
Stillwater County	2,523	768	0	3,291	1,857	556	3,291
Sweet Grass County	1,281	358	0	1,639	924	557	1,639
Teton County	2,326	396	0	2,725	1,710	519	2,725
Toole County	1,922	492	1,302	1,052	1,321	541	2,354
Treasure County	339	109	0	448	219	120	448
Valley County	3,268	2,036	1,744	5,560	2,332	939	5,304
Wheatland County	846	280	0	1,129	638	210	1,129
Wilda County	454	109	0	563	325	125	563
Yellowstone County	10,140	1,177	3,850	7,467	7,984	2,155	11,317
Montana	306,163	54,292	183,518	177,837	205,938	100,225	361,155

CHAS Table 1A

U.S. Department of Housing and Urban Development
Office of Community Planning and Development

Population & Household Data

Comprehensive Housing Affordability Strategy (CHAS)
Instructions for States

Name of State or Sub-State Area:

Five Year Period: (enter fiscal yrs.)
FY 1994 through FY 1998

Montana

A. Population	1980 Census Data (A)	1990 Census Data (B)	% Change (C)	D. Relative Median Income of Jurisdiction		
				State Median Family Income	Sub-State Median Family Income	National Median Family Income
1. White (non-Hispanic):	74,490	70,878	-3%			
2. Black (non-Hispanic):	1,699	2,242	32%	\$28,044	\$0	\$28,939
3. Hispanic (all races):	10,103	12,174	20%			
4. Native American (non-Hispanic):	37,022	46,475	25%			
5. Asian & Pacific Islanders (non-Hispanic):	2,937	4,123	40%			
6. Other (non-Hispanic):	439	170	-61%			
7. Total Population	136,690	139,065	2%			
8. Household Population	76,524	78,318	2%			
9. Non-Household Population	60,066	60,747	1%			

B. Special Categories

(e.g., students, military, migrant farm workers, etc.)

C. Households	Total Households 1990 (A)	% of Total Households (B)	% Very Low Income 0-50% MFI* (C)	% Other Low Income 51-80% MFI* (D)	% Moderate Income 81-95% MFI* (E)	% Above 95% MFI* (F)
1. White (non-Hispanic):	138,759	94%	23%	19%	9%	50%
2. Black (non-Hispanic):	586	3%	25%	13%	10%	42%
3. Hispanic (all races):	3,102	1%	38%	19%	10%	54%
4. Native American (non-Hispanic):	13,571	4%	48%	19%	8%	25%
5. Asian & Pacific Islanders (non-Hispanic):	1,046	3%	34%	16%	10%	42%
6. All Households	306,918	100%	24%	19%	9%	48%

* Or, based upon HUD adjusted income limits, if applicable

2. MARKET AND INVENTORY CONDITIONS

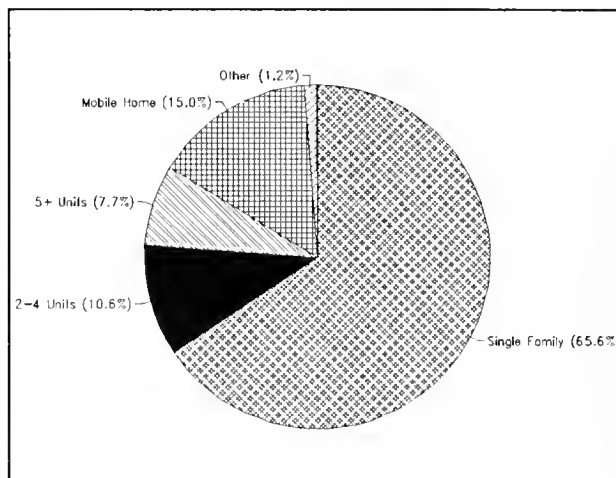
i. GENERAL MARKET AND INVENTORY

TYPES OF HOUSING

Single-family detached units are the predominant housing type in Montana. They comprise 65.6 percent of the state's total units. Multifamily units represent the second largest group, at 18.3 percent.⁹ Mobile homes comprise 15 percent of the total housing units. Diagram 1.8, at right, presents the percent of each housing type in the state. However, the presence of each housing type varies significantly around the state. For example, rural Montana has a higher concentration of single-family units than the major cities; these areas also have more mobile homes than the major cities.

This implies that needs for housing around the state will vary depending upon the predominance of various housing types. To better view the large variations from area to area, data on housing type for all geographic regions is presented in Table 1.11, on the following page.

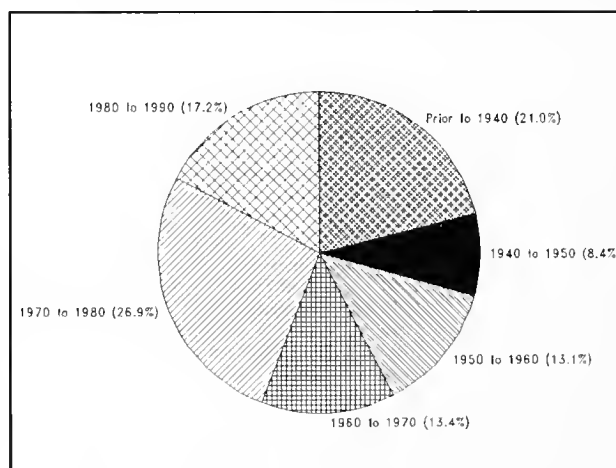
DIAGRAM 1.8
TYPE OF HOUSING UNIT



AGE OF HOUSING STOCK

According to the 1990 Census, nearly 27 percent of Montana's dwelling units were constructed between 1970 and 1980. Another 21 percent were constructed prior to 1940. Homes built before 1940 have some potential for structural problems related to inadequate foundations and floor supports, poor plumbing, outdated electrical wiring, and substandard roofs. Because of this, pre-1940 housing tends to need moderate rehabilitation. Other prospective environmental hazards exist; these will be discussed shortly. Diagram 1.9 displays the percent of occupied units in each housing age category.

DIAGRAM 1.9
AGE OF OCCUPIED HOUSING UNITS



Large discrepancies underlay the statewide average in quality of housing construction. As noted earlier, some areas of the state have lost population. This implies a shortfall in

⁹Buildings with two or more units are considered multifamily units in this discussion.

housing construction and increases the potential for a more hazardous housing stock. Table 1.12, on the following page, presents occupied housing vintage by area.

TABLE 1.11
MARKET AND INVENTORY CONDITIONS
TYPE OF HOUSING UNIT

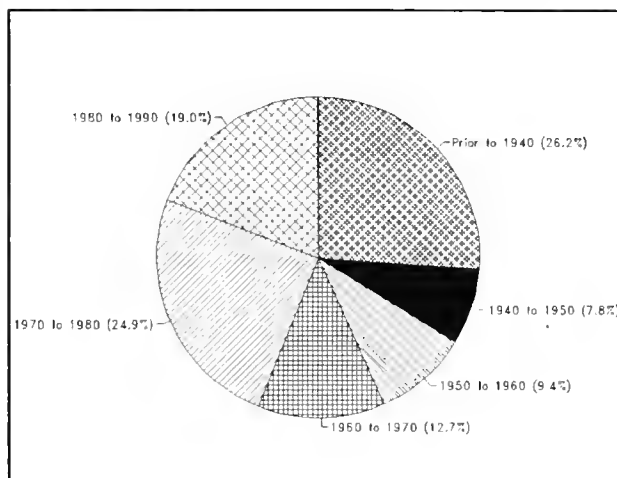
AREA NAME	SINGLE FAMILY UNITS		2-4 UNITS		MULTI-FAMILY UNITS				MOBILE HOMES	OTHER HOMES	TOTAL UNITS
	DETACHED	ATTACHED	DUPLEX	TRI & QUADRIplex	5-9 UNITS	10-19 UNITS	20-49 UNITS	50 OR MORE			
Billings city	21,632	1,166	2,782	2,290	2,346	1,275	545	798	2,707	423	35,984
Bozeman city	3,515	316	601	1,479	763	717	501	209	589	125	9,117
Great Falls city	14,746	645	1,197	1,821	1,082	1,395	1,217	361	1,563	130	24,157
Helena city	6,003	266	690	1,464	596	463	322	267	534	117	10,946
Kalispell city	3,530	153	319	468	226	199	302	171	142	27	5,537
Missoula city	10,191	347	1,707	1,988	1,035	1,123	681	390	830	198	18,488
Bonner West Riverside CDP	341	0	0	32	0	0	0	0	340	7	720
Evergreen CDP	827	26	30	19	9	21	0	0	667	16	1,635
Helena Valley Northeast CDP	441	0	5	5	0	0	0	0	146	0	597
Helena Valley Northwest CDP	315	0	0	0	0	0	0	0	108	0	423
Helena Valley Southeast CDP	645	0	6	26	0	0	0	0	764	0	1,643
Helena Valley West Central CDP	1,544	0	14	7	0	4	0	0	712	0	2,261
Helena West Side CDP	413	0	34	25	0	0	0	0	307	0	779
Lockwood CDP	779	9	4	29	0	0	0	0	666	13	1,500
Lolo CDP	639	0	27	40	9	17	0	0	210	11	953
Malstrom AFB CDP	36	1,116	70	70	58	0	0	0	65	75	1,496
Orchard Homes CDP	2,498	100	506	262	6	0	0	0	933	34	4,339
Sun Prairie CDP	280	0	0	0	0	0	0	0	171	0	451
Beauregard County	2,679	33	146	92	67	49	109	0	780	162	4,126
Big Horn County	3,060	7	98	108	120	40	23	0	758	72	4,304
Blaine County	2,211	18	66	77	38	40	47	0	393	18	2,930
Broadwater County	1,099	14	12	51	21	15	0	0	348	33	1,593
Carbon County	3,775	59	105	92	74	22	0	0	662	19	4,828
Carter County	563	6	7	0	0	6	0	0	216	16	816
Cascade County	5,045	34	98	94	34	9	20	0	1,569	36	6,959
Chouteau County	1,953	23	49	36	40	45	0	0	514	6	2,668
Custer County	3,693	66	197	279	193	119	70	101	614	73	5,405
Danels County	970	11	6	30	11	21	0	0	157	14	1,220
Dawson County	3,170	67	194	169	132	58	51	0	594	52	4,487
Deer Lodge County	3,829	78	130	163	72	81	90	0	297	70	4,630
Fallon County	1,113	7	31	45	29	29	0	0	262	9	1,525
Fergus County	4,065	22	121	161	148	138	30	0	924	123	5,732
Fleetshead County	13,732	361	445	593	299	306	116	145	3,555	255	19,807
Gallatin County	6,005	516	235	401	194	110	0	0	2,554	149	12,233
Garfield County	646	3	6	12	6	0	0	0	239	10	924
Glacier County	3,077	161	216	152	66	62	67	0	911	45	4,797
Golden Valley County	356	0	0	0	0	0	0	0	71	5	432
Granite County	1,350	14	11	28	21	20	0	0	473	7	1,924
Hill County	4,745	61	374	369	276	237	109	53	1,026	93	7,345
Jefferson County	2,377	17	45	36	11	33	31	0	713	39	3,302
Judith Basin County	1,037	6	11	4	3	23	0	0	253	7	1,346
Lake County	7,990	175	220	161	166	80	105	0	1,931	104	10,972
Lewis and Clark County	3,732	20	55	46	15	0	0	0	629	46	4,743
Liberty County	701	6	24	3	7	11	41	0	195	17	1,007
Lincoln County	5,457	48	64	105	124	134	94	0	1,616	138	8,002
Madison County	2,615	38	66	52	64	256	61	0	643	105	3,902
McCone County	674	6	15	24	19	0	0	0	219	4	1,161
Meagher County	673	2	24	16	16	0	0	0	246	80	1,259
Mineral County	952	12	31	22	28	2	0	0	557	31	1,635
Missoula County	6,311	60	114	31	29	15	0	0	2,351	55	6,966
Musselshell County	1,566	15	17	17	31	15	52	0	405	63	2,183
Park County	4,661	58	210	176	139	76	169	0	1,143	120	6,972
Petroleum County	207	0	0	0	0	0	0	0	61	5	293
Phillips County	1,930	26	31	61	55	55	0	0	495	92	2,765
Pondera County	1,962	60	20	56	72	42	32	0	329	45	2,616
Powder River County	670	5	23	11	7	0	0	0	358	21	1,096
Powell County	1,992	12	97	64	35	30	20	0	504	61	2,635
Prairie County	579	7	2	16	21	0	0	0	116	6	749
Ravalli County	6,135	66	215	194	125	97	54	58	1,962	153	11,099
Richland County	3,230	57	171	252	167	109	0	0	612	7	4,825
Roosevelt County	3,119	98	139	130	59	43	25	0	626	27	4,265
Rosebud County	2,246	107	132	175	96	61	0	0	1,353	58	4,251
Sanders County	3,047	38	73	30	64	6	24	0	957	94	4,336
Sheridan County	1,766	17	29	96	76	64	0	0	350	19	2,417
Silver Bow County	10,766	207	644	666	577	496	501	78	1,447	68	15,474
Stillwater County	2,366	21	43	56	31	9	30	0	695	16	3,291
Sweet Grass County	1,285	11	43	33	41	0	0	0	211	15	1,639
Teton County	2,123	14	23	31	82	15	0	60	294	63	2,725
Toole County	1,644	21	53	29	97	41	46	0	364	42	2,354
Treasure County	316	4	3	0	0	13	0	0	112	0	446
Valley County	3,170	1,201	159	72	76	23	0	105	416	76	5,304
Wheatland County	845	7	13	38	10	13	0	0	190	13	1,129
Wibaux County	369	0	6	27	0	20	0	0	125	16	563
Yellowstone County	6,033	76	124	114	192	106	28	0	2,470	172	11,317
Montana	236,942	8,251	14,068	15,902	10,612	6,539	5,624	2,865	54,046	4,346	361,155

TABLE 1.12
MARKET AND INVENTORY CONDITIONS
OCCUPIED UNITS BY AGE OF HOUSING STOCK

AREA NAME	BUILT DURING THE PERIOD:								TOTAL UNIT9
	1939 OR EARLIER	1940-49	1950-59	1960-69	1970-79	1980-84	1985-88	1989-90	
Billings city	3,382	3,236	8,434	5,417	8,213	4,581	1,825	113	33,181
Bozeman city	1,948	887	1,023	1,235	2,161	1,082	578	58	8,751
Great Falls city	4,199	3,010	4,537	5,200	3,998	1,081	517	117	22,838
Helena city	3,138	897	1,278	1,588	2,203	818	553	33	10,318
Kalispell city	1,349	792	836	529	901	350	378	12	5,237
Missoula city	3,802	1,953	2,978	2,811	4,080	1,275	588	92	17,877
Bonnet West Riverside CDP	195	38	52	111	238	29	0	0	861
Evergreen CDP	50	190	315	285	599	108	23	0	1,548
Helena Valley Northeast CDP	70	8	12	49	221	129	88	6	581
Helena Valley Northwest CDP	9	0	0	59	208	100	14	0	388
Helena Valley Southeast CDP	21	1	37	143	913	308	122	21	1,564
Helena Valley West Central CDP	70	20	74	472	1,059	298	198	18	2,205
Helena West Side CDP	202	41	33	134	263	48	0	10	731
Lockwood CDP	57	70	141	131	655	252	54	8	1,388
Lolo CDP	22	4	10	134	515	121	97	10	913
Malmstrom AFB CDP	0	212	508	508	117	37	37	0	1,415
Orchard Homes CDP	301	288	718	1,082	1,231	322	193	38	4,189
Sun Prairie CDP	0	0	0	16	297	84	23	6	410
Beaverhead County	923	184	298	441	874	350	122	21	3,211
Big Horn County	843	231	331	431	1,149	387	238	80	3,448
Blaine County	658	185	223	141	763	283	139	9	2,379
Broadwater County	288	79	89	107	447	205	83	4	1,280
Carbon County	1,380	150	148	275	808	342	153	17	3,288
Carter County	171	81	72	88	147	39	11	0	589
Cascade County	1,135	491	708	775	1,888	573	238	87	5,869
Chouteau County	854	157	339	197	481	122	117	17	2,084
Custer County	1,247	540	889	825	1,178	259	77	18	4,831
Daniels County	377	75	127	55	180	75	23	7	918
Dawson County	838	445	881	438	845	429	13	8	3,891
Deer Lodge County	2,007	398	782	380	441	56	38	0	4,080
Fallon County	415	55	116	141	303	109	25	2	1,188
Fergus County	1,817	391	872	440	887	307	108	3	4,803
Flathead County	1,588	985	1,788	1,724	5,082	2,990	1,881	273	18,049
Gallatin County	1,448	321	828	1,023	3,838	1,872	1,085	273	10,264
Garfield County	135	45	88	83	187	55	21	5	577
Glacier County	899	283	384	449	1,151	490	340	30	3,818
Golden Valley County	154	9	44	19	86	24	14	0	330
Greene County	349	93	93	101	226	110	81	18	1,051
Hill County	1,254	798	1,238	821	1,507	644	153	11	6,428
Jefferson County	628	89	148	250	1,020	358	354	40	2,887
Judith Basin County	418	40	97	50	180	90	25	10	908
Lake County	1,249	552	778	929	2,587	842	842	225	7,814
Lewis and Clark County	584	129	285	328	983	373	253	31	2,884
Liberty County	233	58	138	80	183	72	28	0	788
Lincoln County	957	480	882	1,254	1,753	878	374	110	6,888
Madison County	882	182	183	209	851	321	157	42	2,387
McCone County	185	89	149	130	223	73	15	0	844
Meagher County	218	58	98	83	159	71	19	2	709
Mineral County	220	40	157	189	478	183	33	2	1,282
Missoula County	416	183	484	1,073	3,105	1,295	676	130	7,302
Musselshell County	557	128	141	90	458	227	57	4	1,681
Park County	1,848	815	594	471	1,249	483	320	83	5,843
Patroleum County	65	23	14	12	84	28	3	2	209
Phillips County	585	128	193	201	449	242	129	4	1,931
Pondera County	657	222	429	193	512	84	141	8	2,248
Powder River County	188	53	90	101	222	108	38	7	805
Powell County	883	182	335	203	615	112	91	13	2,234
Prairie County	203	72	81	53	116	35	6	2	588
Revelle County	2,081	594	528	900	3,385	1,303	743	188	9,888
Richland County	744	435	488	385	1,148	889	82	5	3,958
Roosevelt County	794	322	482	409	885	519	189	114	3,694
Rosebud County	471	125	165	388	1,280	790	282	0	3,479
Sanders County	888	239	329	378	1,031	429	251	54	3,397
Sharden County	838	141	239	234	379	239	29	2	1,899
Silver Bow County	6,274	1,283	1,838	1,438	2,548	385	278	83	13,899
Stillwater County	893	264	182	199	820	297	233	35	2,523
Swain County	473	75	123	181	285	112	44	8	1,281
Teton County	737	445	289	167	428	173	98	12	2,329
Tools County	513	223	380	204	417	133	41	11	1,822
Treasure County	105	40	41	25	71	50	7	0	339
Valley County	783	179	550	598	783	318	87	12	3,288
Wheatland County	458	84	74	84	129	41	18	3	849
Wibaux County	157	41	45	38	88	77	10	0	454
Yellowstone County	1,247	499	839	873	3,988	1,715	802	79	10,140
Montana	84,428	25,888	40,047	41,038	82,258	33,579	18,485	2,881	308,183

Still, over 15 percent of Montana's housing stock was listed as vacant in the 1990 Census. This includes for-sale properties, available vacant rentals, second homes, or vacation homes. Diagram 1.10, at right, shows the vintage categories for the vacant homes. It appears that age of housing plays a large role in whether the home is vacant, with over 26 percent of vacant homes 50 years of age or older. Census data indicates that a large percent of vacant homes exist in the rural and less densely populated areas of the state. A much larger percent of vacant homes have missing or incomplete kitchen and plumbing facilities, and over 35 percent of the vacant housing stock in Meagher County lacks adequate plumbing. A portion of these homes is projected to be lost through demolition and abandonment. The extent of such losses (and other unsuitable housing conditions) on local housing stock varies widely around the state. The number of vacant homes, by age, is presented in Table 1.13, on the following page. Map 3, on page 37, documents that some areas of the state have lost housing stock, while others parts of the state have grown.

DIAGRAM 1.10
AGE OF VACANT HOUSING STOCKS



SUITABILITY CRITERIA

SUBSTANDARD HOUSING

The aggregate number of housing units experiencing some form of substandard condition is not small. Since several segments of the population tend to be experiencing a disproportionate share of severe and adverse housing conditions, the State offers suitability criteria to use in when making policy options designed to alleviate substandard conditions for tenants and homeowners.

Substandard housing conditions are those requiring critical repairs to ensure that the unit will not endanger the health, safety, or welfare of its occupants. At a minimum, the unit should meet Section 8 Housing Quality Standards, in order to be considered suitable housing. The presence of the following *moderate* physical problems defines a dwelling unit as substandard:

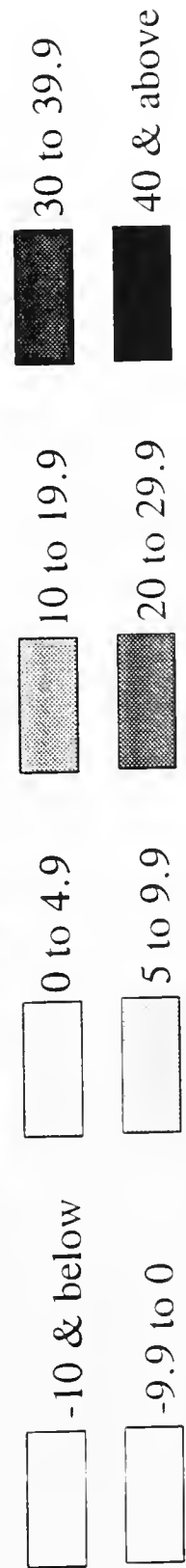
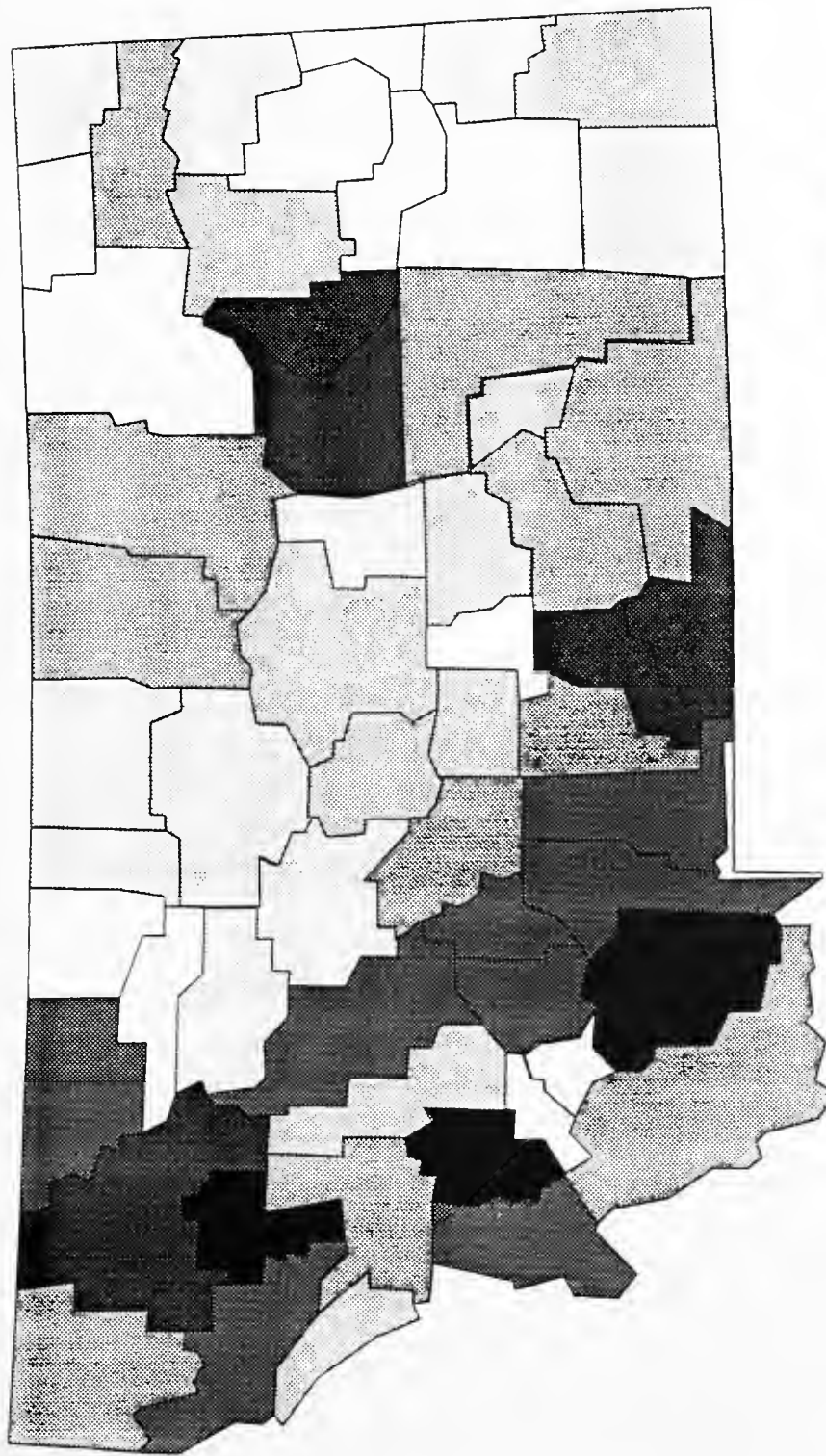
- **Plumbing** - On at least three occasions during the last three months all the flush toilets were broken down at the same time for six hours or more.
- **Heating** - Having unvented gas, oil, or kerosene heaters as the primary heating equipment.
- **Upkeep** - Having any three of these six upkeep problems: water leaks from the outside, such as from the roof, basement, windows or doors; leaks from inside structure such as pipes or plumbing fixtures; holes in the floors; holes or open cracks in the walls or ceilings; more than 8 inches of peeling paint or broken plaster; or signs of rats or mice in the last 90 days.
- **Hallways** - Having any three of these four hallway problems: no working light fixtures; loose or missing steps; loose or missing railings; and no elevator.
- **Kitchen** - Lacking a kitchen sink, refrigerator, or burners inside the structure for the exclusive use of the unit.

TABLE 1.13
MARKET AND INVENTORY CONDITIONS
VACANT UNITS BY AGE OF HOUSING STOCK

AREA NAME	BUILT DURING THE PERIOD:								TOTAL UNITS
	1939 OR EARLIER	1940-49	1950-59	1960-69	1970-79	1980-84	1985-88	1989-90	
Billings city	523	442	349	279	696	358	138	27	2,783
Bozeman city	133	19	34	65	70	29	7	9	366
Great Falls city	645	202	198	203	225	12	18	15	1,518
Helena city	288	58	55	109	79	33	10	0	830
Kalispell city	89	38	82	17	59	22	12	0	300
Missoula city	209	116	110	81	202	86	25	2	811
Bonner West Riverside CDP	14	0	17	14	14	0	0	0	59
Evergreen CDP	0	0	37	0	35	11	0	4	87
Helena Valley Northeast CDP	0	0	0	0	7	9	0	0	16
Helena Valley Northwest CDP	0	0	0	23	6	8	0	0	35
Helena Valley Southeast CDP	0	0	0	12	48	21	0	0	79
Helena Valley West Central CDP	4	0	4	22	41	0	5	0	78
Helena West Side CDP	8	0	8	4	30	0	0	0	48
Lockwood CDP	3	17	7	17	70	11	0	7	132
Lolo CDP	0	0	0	9	11	7	13	0	40
Malmstrom AFB CDP	0	6	20	48	7	0	0	0	81
Orchard Homes CDP	15	5	28	72	42	0	0	10	170
Sun Prairie CDP	0	0	5	5	21	10	0	0	41
Beverhead County	271	85	81	78	232	138	33	11	917
Big Horn County	131	32	73	48	333	130	44	65	856
Blaine County	218	39	49	38	111	84	32	0	551
Broadwater County	57	14	29	32	108	55	9	9	313
Carbon County	528	60	77	120	374	230	137	33	1,559
Carter County	79	18	34	27	55	5	9	0	227
Cascade County	414	67	108	153	283	152	70	45	1,290
Chouteau County	196	71	101	72	99	43	15	7	604
Custer County	283	113	88	81	174	45	17	13	774
Daniels County	179	18	17	33	32	15	3	6	301
Dawson County	308	92	138	109	111	40	0	0	788
Deer Lodge County	489	18	27	111	110	15	0	0	770
Fallon County	173	28	37	40	70	8	3	2	359
Fergus County	453	83	111	120	214	105	48	15	1,129
Fleethed County	384	399	305	453	1,017	748	423	51	3,758
Gallatin County	205	90	191	91	711	339	252	90	1,969
Glacier County	131	13	42	50	88	24	19	0	347
Glacier County	199	40	96	125	284	182	82	13	981
Golden Valley County	44	0	10	4	25	12	7	0	102
Granite County	278	51	93	120	155	80	98	18	873
Hill County	330	117	74	181	135	80	4	38	919
Jefferson County	178	18	30	24	109	35	28	13	435
Judith Basin County	219	23	37	33	81	39	6	0	438
Lake County	307	292	398	434	944	412	245	128	3,158
Lewis and Clark County	349	53	187	240	613	232	160	45	1,879
Liberty County	84	19	36	7	47	14	8	4	219
Lincoln County	223	87	141	189	353	181	108	92	1,334
Madison County	305	81	74	98	586	232	107	52	1,515
McCone County	124	47	50	33	53	10	0	0	317
Meagher County	218	40	89	40	93	31	32	9	550
Mineral County	42	10	37	72	121	48	22	3	353
Missoula County	78	82	92	197	844	353	138	44	1,804
Musselshell County	193	51	48	28	114	66	22	0	522
Park County	334	53	128	97	535	76	62	46	1,329
Petroleum County	40	7	7	12	12	5	1	0	84
Phillips County	395	52	57	84	148	87	30	1	834
Pondera County	140	29	37	44	111	11	0	0	372
Powder River County	87	33	48	38	80	38	9	1	291
Powell County	222	11	78	49	145	34	51	11	601
Prairie County	95	20	10	22	17	14	3	0	181
Ravalli County	243	58	83	173	427	241	143	35	1,401
Richland County	234	134	113	103	149	112	24	0	869
Roosevelt County	229	84	54	55	111	38	14	8	571
Rosebud County	99	34	21	89	260	152	50	67	772
Sanders County	188	100	43	88	281	134	95	31	938
Sharden County	225	30	48	35	87	83	8	2	518
Silver Bow County	1,034	177	124	65	111	31	24	9	1,575
Stillwater County	179	78	79	70	193	81	89	19	788
Sweet Grass County	133	44	30	14	80	45	9	3	358
Teton County	118	87	42	21	99	18	9	4	398
Toole County	106	38	74	75	48	13	18	0	432
Treasure County	40	14	8	11	30	8	0	0	109
Valley County	340	78	88	1,343	117	88	17	7	2,038
Wheatland County	132	5	42	19	52	23	7	0	280
Wilbur County	52	12	0	18	15	12	0	0	109
Yellowstone County	180	71	32	70	530	180	97	17	1,177
Montana	14,432	4,278	5,182	8,995	13,888	8,155	3,187	1,137	54,992

MAP 3

MONTANA'S PERCENT HOUSING UNIT CHANGE 1980 TO 1990



SUITABLE FOR REHABILITATION

Substandard dwelling units may still be suitable for rehabilitation. These types of units must be both financially and structurally feasible for rehabilitation. Most government funding programs will not allow funds to be invested in housing units that require only cosmetic work, correction or minor livability problems, or maintenance work. The units must be designed for year-round use. This means that construction and heating of the unit should make it usable for year-round occupancy: built as a permanent structure, properly equipped and insulated for heating based on the climate, and have heating equipment adequate for long cold periods.

NOT SUITABLE FOR REHABILITATION

Unfortunately, not all substandard units are in good enough condition to rehabilitate in a safe and cost-effective manner. Others may not be properly designed. The latter includes dwelling units that were not designed for year-round use, not built as a permanent structure, not properly equipped and insulated for heating based on the climate, and without heating equipment adequate for long cold periods.

The former are substandard dwelling units characterized by the presence of several of the following *severe* physical problems:

- *Plumbing.* Lacking hot or cold piped water or a flush toilet, or lacking both bathtub and shower, all inside the structure for the exclusive use of the unit.
- *Heating.* Was uncomfortably cold last winter for 24 hours or more due to breakdown of heating equipment and it broke down at least three times last winter for at least six hours each time.
- *Electric.* Having no electricity or all of the following three electric problems: exposed wiring; a room with no working wall outlet; and three blown fuses or tripped circuit breakers in the last 90 days.
- *Upkeep.* Having any five of the six maintenance problems listed above;
- *Hallways.* Having all of the four problems listed above in public areas.

Substandard housing units that are neither structurally feasible nor financially practical (i.e., cost effective) for repair and rehabilitation are considered substandard housing units unsuitable for rehabilitation and unsuitable for habitation by any in-need group.

Available data suggests that there are both moderate and severe physical problems in Montana's housing stock. Statewide, 8.5 percent of the stock lacks sufficient kitchen or bathroom facilities. Table 1.14, on the following page, depicts the condition of housing as it relates to incomplete kitchen and bathroom facilities on a detailed area basis. Several rural counties have over 30 percent of their stock in substandard condition: Judith Basin County (34.7 percent), Meagher County (35.1 percent), and Mineral County (30 percent). Housing stock in substandard condition in Petroleum County surpasses 27 percent, Phillips County is nearly 23 percent, and Broadwater County exceeds 20 percent. This implies that many of the structures throughout the rural portions of the state may require rehabilitation and repair.

TABLE 1.14
MARKET AND INVENTORY CONDITIONS
CONDITION OF THE HOUSING UNITS

AREA NAME	KITCHEN FACILITIES		PLUMBING FACILITIES				TOTAL UNITS
	COMPLETE	INCOMPLETE OR MISSING	OCCUPIED HOMES	OCCUPIED INCOMP. OR MISSING	VACANT HOMES	VACANT INCOMP. OR MISSING	
Billings city	35,704	260	33,078	103	2,768	15	35,864
Bozeman city	9,105	12	8,735	18	361	5	9,117
Great Falls city	24,030	127	22,511	128	1,429	89	24,157
Helena city	10,908	38	10,293	23	626	4	10,948
Kalispell city	5,518	21	5,200	37	300	0	5,537
Missoula city	18,337	151	17,545	132	788	43	18,488
Bonner-West Riverside CDP	720	0	661	0	59	0	720
Evergreen CDP	1,835	0	1,548	0	87	0	1,835
Helena Valley Northeast CDP	597	0	575	6	18	0	597
Helena Valley Northwest CDP	423	0	388	0	35	0	423
Helena Valley Southeast CDP	1,637	6	1,558	6	79	0	1,643
Helena Valley West Central CDP	2,281	0	2,198	7	78	0	2,281
Helena West Side CDP	773	6	725	6	48	0	779
Lockwood CDP	1,500	0	1,368	0	132	0	1,500
Lolo CDP	953	0	913	0	40	0	953
Mainstrom AFB CDP	1,498	0	1,415	0	81	0	1,498
Orchard Homes CDP	4,333	6	4,155	14	170	0	4,339
Sun Prairie CDP	451	0	410	0	41	0	451
Beaverhead County	3,889	228	3,177	34	740	177	4,129
Big Horn County	4,231	73	3,384	64	786	58	4,304
Blaine County	2,873	57	2,353	26	513	38	2,930
Broadwater County	1,538	55	1,281	19	248	85	1,583
Carbon County	4,875	153	3,282	7	1,427	132	4,828
Carter County	785	51	578	13	183	44	818
Cascade County	6,723	236	5,823	48	1,050	240	6,959
Chouteau County	2,584	74	2,084	0	545	59	2,668
Custer County	5,305	100	4,590	41	747	27	5,405
Daniels County	1,160	40	912	7	272	29	1,220
Dawson County	4,386	91	3,679	12	757	39	4,487
Deer Lodge County	4,743	87	4,028	32	701	69	4,830
Fallon County	1,486	39	1,194	2	344	15	1,525
Fergus County	5,652	80	4,589	14	1,041	88	5,732
Flathead County	19,484	313	15,818	231	3,582	176	19,807
Gallatin County	12,025	208	10,191	73	1,855	114	12,233
Garfield County	831	33	585	12	323	24	824
Glacier County	4,705	92	3,747	69	898	83	4,797
Golden Valley County	432	0	321	9	96	8	432
Granite County	1,838	86	1,033	18	755	118	1,924
Hill County	7,163	182	6,408	18	761	138	7,345
Jefferson County	3,199	103	2,829	38	381	74	3,302
Judith Basin County	1,180	166	890	18	266	152	1,348
Lake County	10,739	233	7,736	78	2,982	198	10,972
Lewis and Clark County	4,582	181	2,823	41	1,738	141	4,743
Liberty County	959	48	780	8	177	42	1,007
Lincoln County	7,691	311	6,538	129	1,141	193	8,002
Madison County	3,811	91	2,329	58	1,448	69	3,902
McCone County	1,098	85	842	2	283	34	1,161
Meagher County	1,076	163	890	19	357	193	1,259
Mineral County	1,528	107	1,260	22	247	108	1,635
Missoula County	8,874	92	7,284	78	1,581	43	8,966
Musselshell County	2,110	73	1,600	61	502	20	2,183
Park County	6,832	140	5,603	40	1,195	134	6,972
Petroleum County	270	23	203	6	61	23	293
Phillips County	2,554	211	1,898	33	645	189	2,785
Pondera County	2,599	19	2,210	38	360	12	2,818
Powder River County	1,011	85	781	24	238	55	1,096
Powell County	2,784	51	2,222	12	560	41	2,835
Prairie County	732	17	558	10	171	10	749
Reavell County	10,789	310	9,596	102	1,183	216	11,039
Richland County	4,688	139	3,946	10	793	78	4,825
Roosevelt County	4,231	34	3,877	17	550	21	4,285
Rosebud County	4,191	80	3,436	43	759	13	4,251
Sanders County	4,213	122	3,316	81	830	108	4,335
Sheridan County	2,390	27	1,891	8	500	18	2,417
Silver Bow County	15,385	109	13,819	80	1,518	57	15,474
Stillwater County	3,192	99	2,519	4	858	112	3,291
Sweet Grass County	1,583	58	1,275	8	312	48	1,639
Teton County	2,832	93	2,321	8	334	62	2,725
Toole County	2,255	99	1,912	10	389	83	2,354
Treasure County	433	15	337	2	95	14	448
Valley County	5,188	136	3,258	12	1,898	140	5,304
Wheatland County	1,109	20	848	3	299	11	1,129
Wibaux County	582	1	452	2	109	0	583
Yellowstone County	11,205	112	10,109	31	1,104	73	11,317
Montana	354,638	6,517	303,808	2,357	50,338	4,854	361,155

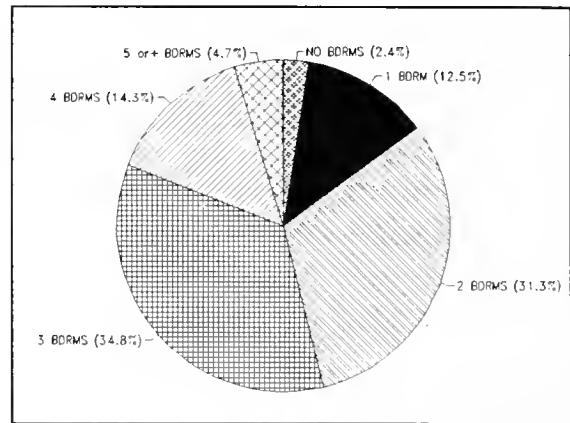
HOUSING SIZE

Of the 361,000 housing units in the state, most are two or three bedroom units. However, 2.4 percent have no bedrooms, and another 4.7 have five or more bedrooms. Diagram 1.11 graphically portrays the size of Montana's housing stock by number of bedrooms. Detailed area data is presented on the following page in Table 1.15.

While a wide range of housing sizes is available, there is some incidence of overcrowding, as reported by the 1990 Census. Statewide, 1.8 percent of all homeowners experienced overcrowded conditions in 1990.

Granite County had the highest incidence, at 9 percent. Roosevelt County had 7.5 percent and Gallatin County had 4.7 percent. Renter households tend to experience higher levels of overcrowding. Big Horn County had the highest, at 16 percent, with Rosebud and Glacier counties at 12.3 and 12.0 percent respectively. However, it is the large renter households with lower incomes that most often face overcrowded conditions. For example, Petroleum County has 100 percent of its low income households living in overcrowded conditions. Granite and Big Horn counties have nearly 60 percent of the large households facing overcrowded conditions.

DIAGRAM 1.11
UNITS BY NUMBER OF BEDROOMS



AFFORDABILITY AND COST BURDEN

In assessing whether or not there is affordable housing available in Montana, both income levels and housing costs have been inspected.¹⁰ A monthly housing cost (including utilities) in excess of 30 percent of income constitutes a cost burden. Approximately 18.6 percent of Montana households (59,217) earn less than \$10,000 annually, and 32.1 percent (98,548) earn less than \$15,000. Therefore, a monthly housing cost in excess of \$250 represents a cost burden to nearly one-fifth of Montana households, and payments over \$375 would be a burden to nearly one-third. The following analysis examines the affordability of housing to renters by looking at the percentage of monthly income that would be required to make average rent and utility payments.

Affordability for potential homeowners is examined by looking at the cash outlay and annual income required for average and low priced homes if monthly housing costs are to equal 30 percent of income. These calculations are intended to reflect the typical costs. Costs and income requirements are shown for both conventional financing and Federal Housing Administration (FHA) or Farmers Home Administration (FmHA) financing. These cost burdens and income requirements are then compared to census information to see how many households in Montana can afford the average home.

¹⁰ Income and housing cost data taken from the 1990 Census, U.S. Department of Commerce, Bureau of the Census.

TABLE 1.15
MARKET AND INVENTORY CONDITIONS
SIZE OF HOUSING UNITS BY NUMBER OF BEDROOMS

AREA NAME	OCCUPIED UNITS BY NUMBER OF BEDROOMS						VACANT UNITS BY NUMBER OF BEDROOMS						TOTAL UNITS
	0	1	2	3	4	5 +	0	1	2	3	4	5 +	
Billings city	847	3835	10582	9981	8160	1998	105	842	1243	590	129	74	35984
Bozeman city	253	1392	3508	2041	1194	383	20	133	134	82	17	0	9117
Great Falls city	891	2939	7022	6871	3852	1204	141	489	513	287	109	19	24157
Helena city	289	1008	3241	2788	1751	641	49	190	229	109	32	15	10948
Kalispell city	140	1036	1893	1445	787	188	30	30	155	80	0	5	5537
Missoula city	821	3348	5812	4822	2293	783	88	288	228	190	41	18	18488
Bonner West Riverside CDP	7	79	283	251	22	19	0	14	28	17	0	0	720
Evergreen CDP	28	104	685	587	154	12	0	0	38	51	0	0	1835
Helena Valley Northeast CDP	0	8	129	322	117	5	4	0	7	5	0	0	597
Helena Valley Northwest CDP	0	7	45	209	101	28	0	8	8	17	4	0	423
Helena Valley Southeast CDP	8	39	477	771	240	29	0	0	32	38	11	0	1843
Helena Valley West Central CDP	0	57	449	984	528	189	0	18	27	22	8	5	2281
Helena West Side CDP	7	43	333	250	48	50	0	15	23	10	0	0	779
Lockwood CDP	7	81	458	580	194	70	3	25	45	45	14	0	1500
Lolo CDP	14	11	230	478	126	52	0	0	18	18	4	0	953
Malmstrom AFB CDP	0	20	322	848	216	9	0	0	0	81	0	0	1498
Orchard Homes CDP	48	389	1548	1380	590	213	0	37	133	0	0	0	4339
Sun Prairie CDP	0	0	84	217	74	35	0	0	5	38	0	0	451
Beaverhead County	85	372	951	1135	420	240	145	227	288	170	50	27	4128
Big Horn County	22	288	1020	1524	454	182	81	179	307	287	31	11	4304
Blaine County	13	208	832	973	393	180	29	115	204	150	30	23	2930
Broadwater County	8	128	337	537	198	78	18	119	98	80	18	2	1593
Carbon County	10	302	1100	1262	481	134	70	303	585	455	128	40	4828
Carter County	2	38	185	283	78	27	3	39	110	80	7	8	816
Cascade County	48	385	1779	2400	784	273	78	299	489	352	85	9	8959
Chouteau County	0	152	580	824	413	115	9	138	220	182	85	10	2888
Custer County	72	525	1445	1579	772	238	70	188	284	184	37	10	5405
Daniels County	0	84	227	370	194	84	3	55	135	78	25	5	1220
Dawson County	21	287	917	1488	775	225	0	151	325	254	47	19	4887
Deer Lodge County	48	835	1423	1314	495	147	45	274	256	189	19	7	4830
Fallon County	0	84	275	503	228	78	2	90	115	115	31	8	1525
Fergus County	31	432	1471	1793	598	278	80	228	417	292	87	85	5732
Flathead County	129	1345	4990	8575	2389	821	288	730	1452	1025	221	42	19807
Gallatin County	138	729	2731	4289	1820	557	207	303	821	855	121	82	12233
Garfield County	1	49	158	235	84	52	4	87	150	95	8	3	924
Gleichen County	81	437	1109	1427	578	204	57	289	339	178	87	33	4797
Golden Valley County	0	15	105	128	54	28	1	7	43	37	10	4	432
Greene County	5	159	328	358	118	85	78	280	340	103	37	35	1924
Hill County	187	881	1831	2182	1129	478	82	219	274	270	58	18	7345
Jefferson County	47	234	782	1218	458	118	50	95	165	105	15	5	3302
Judith Basin County	4	80	225	383	152	84	28	115	157	102	23	15	1348
Lake County	88	870	2342	2850	1375	311	153	833	1130	828	307	107	10972
Lewis and Clark County	33	271	925	1084	443	108	127	339	824	580	171	38	4743
Liberty County	5	54	202	304	188	55	2	48	78	88	15	10	1007
Lincoln County	98	784	2043	2814	932	199	155	302	487	288	80	24	8802
Madison County	30	218	754	1009	230	148	252	318	440	383	84	80	3902
McCone County	0	27	184	357	211	85	14	47	140	84	23	9	1181
Meagher County	12	71	232	251	98	45	128	133	175	82	24	10	1259
Mineral County	8	158	434	502	122	58	85	143	91	35	13	6	1835
Missoula County	69	435	1981	3282	1219	398	52	178	528	592	219	37	8988
Musselshell County	27	197	533	820	198	88	10	84	234	159	30	5	2183
Park County	99	836	1887	1950	800	291	211	215	442	373	88	22	8972
Petroleum County	5	8	77	90	18	11	2	17	54	5	4	2	293
Phillips County	29	182	593	894	308	145	117	202	279	158	58	24	2785
Pondera County	19	178	849	848	421	131	7	85	128	129	29	14	2818
Powder River County	0	30	231	375	111	58	15	75	104	85	8	4	1098
Powell County	24	198	883	988	287	94	81	140	200	148	42	12	2835
Prarie County	0	38	178	218	107	29	0	38	54	57	19	13	749
Ravalli County	105	933	3140	4085	1108	327	122	407	454	328	81	9	11099
Richland County	5	203	1035	1624	782	327	14	189	430	175	58	5	4825
Roosevelt County	34	289	818	1675	723	155	7	104	170	204	71	15	4285
Rosebud County	18	185	1058	1848	411	182	35	113	271	312	41	0	4251
Sanders County	58	377	1192	1277	387	108	124	258	279	209	48	22	4335
Sherriden County	15	129	491	774	387	103	21	90	188	150	50	19	2417
Silver Bow County	219	2093	4479	4749	1792	587	78	588	503	328	48	38	15474
Stillwater County	18	224	882	1121	342	138	78	207	238	202	45	0	3291
Sweet Grass County	8	124	370	458	233	88	50	101	121	83	13	10	1839
Teton County	55	201	844	893	424	112	38	89	130	117	15	7	2725
Toole County	31	227	483	782	278	123	3	104	211	93	14	7	2354
Treasure County	2	22	88	174	42	11	0	22	49	32	4	2	448
Valley County	11	340	780	1394	518	245	24	251	498	885	280	20	5304
Wheatland County	5	88	287	274	185	52	2	77	81	88	28	8	1129
Wibaux County	1	38	119	193	72	33	0	14	58	30	8	3	583
Yellowstone County	23	815	2885	4358	1787	672	20	148	505	413	82	9	11317
Montane	4998	32958	93637	110854	47921	15799	3789	12111	19572	14727	3811	1182	381155

Rent burden calculations were made using 1990 Census figures for contract rent. For home buyers, the calculations for monthly mortgage payments and cash outlay at closing were made by using 1990 Census figures for the average asking prices of vacant for-sale housing units, prevalent interest rates in 1992, and applying formulas used by the banking industry, FmHA, and FHA.¹¹ For conventional loans, cash outlay at closing includes a 10 percent down payment plus typical closing costs.¹² The Farmers Home Administration (who makes loans in rural areas with populations of less than 10,000) estimates no cash outlay of closing costs or down payment, and assume only typical FmHA closing costs.¹³ For FHA, cash outlay at closing includes a 3 percent down payment plus 43 percent of closing costs. The other 57 percent of the closing costs and the required mortgage insurance costs are added to the loan amount.¹⁴ Monthly payments for all loans are based on a 30-year, 9 percent fixed-rate loan plus taxes and insurance. Average utility costs of \$101 per month for a two-bedroom, multifamily unit with electric heat have been added to rent cost to calculate cost burden for rental units. Utility costs of \$125 for a single-family, three-bedroom home with gas heat were to the monthly mortgage payments to calculate income requirements for homeowners.¹⁵

AFFORDABILITY FOR RENTERS

Low-income renters in Montana's rural areas are less likely to experience severe cost burden than low-income renters in the state's major cities. Households earning \$10,000 or less annually would be paying at least 52 percent of their income to occupy an average housing unit in the major cities. This constitutes a burden far in excess of the 30 percent standard. Similarly, in census designated places, a household with a \$10,000 annual income would have to use 55 percent of their income to rent the average housing unit. The situation for that income group is of particular concern in the Sun Prairie CDP, where the renter cost burden is highest, at 65 percent for the average rental housing unit.

TABLE 1.16
AFFORDABILITY OF AVERAGE RENTAL UNITS

AREA	MONTHLY RENT	PERCENT OF INCOME	PERCENT OF INCOME
	\$	\$10,000	\$15,000
Sun Prairie CDP Average	543	65%	43%
City Average	436	52%	35%
CDP Average	461	55%	37%
Rural Average	331	40%	26%

¹¹ While interest rates have fallen since 1992, home prices have risen faster since 1990, thereby making home affordability more difficult. Hence, this narrative is simply a conservative illustration of the problems, rather than a precise quantitative estimate, current to December 1993.

¹² Typical closing costs estimated with the assistance of Colleen Cebula, First Interstate Bank of Missoula.

¹³ Information on Farm Home Administration loans and typical closing costs provided by Peter Halvorson, Farm Home Administration Office, Hillsboro, Oregon; and Nikki Stahley, Farm Home Administration Office, Billings, Montana.

¹⁴ FHA loan information and typical closing cost estimates provided by Jeff McKinnen, First Interstate Bank, Portland, Oregon; and Charlene of American Federal Savings & Loan, Butte, Montana.

¹⁵ Section 8 Utility Allowances, revised October 1992.

Table 1.16, above, illustrates the cost burden of average priced rental units in cities, CDPs, and the remaining rural areas. As that table shows, average rent in the rural areas is lower than in urban areas, but it still represents a cost burden of 40 percent to a householder with \$10,000 in income. Even for a household with a \$15,000 annual income, the cost burden is over 30 percent for all but those living in rural areas. Although the cost burden is not severe for that group, the important questions for those rural areas become if there are enough rental units available, if they have adequate kitchen and plumbing facilities, and whether or not they are maintained at or above minimum health and safety standards.

While the above analysis focused on whether low-income households could afford average rents, another question should also be examined: What portion of Montana's population cannot afford the "average rent"?¹⁶ Table 1.17, below, illustrates average rents, the income needed to pay that average, and the percent of households with an income below \$15,000. As this table demonstrates, 26 to 33 percent of the population in Montana does not have a high enough income to afford the average rent. Furthermore, there is wide disparity between urban and rural costs and cost burdens. Data demonstrating the degree of difference between the various regions throughout the state is presented in Table 1.18, on the following two pages. This data portrays the number of households in each area that fall within a particular rent level category.

TABLE 1.17
INCOME NEEDED TO PAY THE AVERAGE RENT

AREA	MONTHLY RENT	INCOME NEEDED	PERCENT OF HOUSEHOLDS WITH LESS THAN \$15,000 ANNUAL INCOME
City Average	436	\$17,440	33%
CDP Average	461	\$18,440	26%
Rural Average	331	\$13,240	32%

¹⁶Average rent computed from the number of rental units in each rent cost category and the midpoint of the rent category, as reported in the 1990 Census, plus utility costs used in the Section 8 Housing Utility Allowance Program (revised October 1992).

TABLE 1.18
MARKET AND INVENTORY CONDITIONS OF THE POPULATION
RENTAL UNITS BY PRICE RANGE (MONTHLY DOLLARS)

AREA NAME	< 100	100-149	150-199	200-249	250-299	300-349	350-399	400-449	450-499	500-549	550-599	600-649	650-699	700-749	750-799	> 1000	O RENT
Billings city	288	577	793	1,315	1,550	1,947	2,039	1,406	834	593	527	201	112	109	188	125	264
Bozeman city	79	142	290	585	919	730	647	640	397	302	159	109	54	62	25	7	77
Great Falls city	403	733	796	868	1,064	1,323	1,115	736	470	286	161	100	67	286	67	41	157
Helena city	178	264	255	528	652	763	559	399	298	234	97	73	21	37	30	6	71
Kalispell city	97	217	185	238	297	341	356	212	122	102	49	28	16	0	24	62	63
Missoula city	157	369	556	1,247	1,449	1,253	1,201	862	605	408	282	170	37	57	73	18	155
Bozeman-Westside CDP	0	0	12	52	59	36	59	14	35	14	0	0	0	0	0	0	4
Evergreen CDP	4	0	28	49	91	72	65	37	16	47	12	2	0	0	0	0	19
Helena Valley Northeast CDP	0	0	0	4	0	14	0	0	22	6	0	0	0	0	0	0	0
Helena Valley Northwest CDP	0	0	0	0	0	0	13	0	5	0	0	0	9	0	0	0	5
Helena Valley Southeast CDP	0	7	14	16	54	29	15	23	15	9	0	29	0	6	0	0	19
Helena Valley West Central CDP	0	0	0	14	0	64	88	22	28	14	37	9	3	3	0	0	17
Helena West Side CDP	0	0	6	15	7	35	8	28	7	6	0	0	0	0	0	0	17
Lockwood CDP	13	0	15	0	28	58	38	16	38	34	11	12	0	0	0	0	10
Lolo CDP	0	0	8	6	41	18	51	19	9	18	9	8	0	0	0	0	10
Malstrom AFB CDP	6	0	0	15	32	229	280	160	21	38	6	18	7	7	6	0	520
Dorland Homes CDP	7	12	16	139	302	233	283	247	219	65	28	23	9	7	13	0	43
Sun Prairie CDP	0	0	0	4	0	0	7	0	13	0	0	5	0	0	0	0	0
Bozeman-Westside CDP	69	68	121	133	206	135	67	48	0	17	15	4	0	0	0	0	174
Big Horn County	21	82	157	239	129	84	86	122	11	23	13	5	0	0	0	0	138
Blaine County	29	67	126	119	82	88	42	25	19	9	2	0	0	2	0	0	176
Broadwater County	11	14	28	25	44	19	40	13	7	8	8	4	0	0	0	0	55
Carbon County	17	39	51	94	118	90	72	40	30	17	3	4	1	2	0	0	108
Carter County	0	6	10	10	17	0	2	2	2	0	0	0	0	0	0	0	43
Cascade County	26	63	67	122	161	108	106	48	48	21	15	10	5	0	6	0	124
Chouteau County	10	22	59	48	55	54	25	26	14	4	7	0	2	0	0	0	139
Custer County	40	72	177	259	252	189	151	76	47	54	8	0	0	5	0	0	90
Daniels County	7	16	20	29	12	7	11	2	1	11	0	0	0	0	0	0	34
Dawson County	16	67	146	144	121	102	141	62	13	6	13	0	0	11	0	7	61
Deer Lodge County	91	148	253	135	164	71	47	41	15	7	2	0	0	0	0	0	93
Fallon County	28	9	36	31	35	20	13	4	11	7	2	2	0	0	0	0	35
Fergus County	37	66	144	190	145	195	87	79	29	8	2	0	4	0	0	0	123
Flathead County	66	121	185	329	409	589	432	298	285	116	128	50	64	18	61	0	321
Gallatin County	47	83	96	196	235	401	299	256	142	99	86	70	23	44	28	11	191
Garfield County	0	0	8	7	27	0	2	0	2	0	0	0	0	0	0	0	59
Glacier County	85	116	224	185	161	178	81	87	75	42	8	8	11	2	4	0	145
Golden Valley County	0	0	0	17	7	0	4	1	0	0	0	0	0	0	0	0	18
Granite County	16	7	20	43	45	19	13	4	6	0	0	0	2	0	0	0	84
Hill County	89	108	247	343	313	284	264	217	102	53	25	28	13	4	0	4	186
Jefferson County	24	26	46	49	71	85	58	31	10	13	8	0	2	0	7	0	88
Judith Basin County	2	14	16	22	30	14	7	5	0	0	0	0	0	2	0	0	59
Lake County	118	224	167	324	295	287	161	114	56	42	9	21	0	0	0	0	262
Lewis and Clark County	9	18	30	65	60	60	81	29	33	16	13	11	0	2	0	0	56
Liberty County	7	12	17	21	24	14	15	12	2	3	3	0	0	0	0	0	51
Lincoln County	60	97	167	193	374	224	185	86	35	35	15	1	8	0	0	0	149
Madison County	9	25	32	56	55	71	52	68	13	4	8	0	0	11	5	0	120
McCone County	2	3	2	17	29	20	9	10	4	1	0	2	0	2	0	0	33
Meagher County	6	8	17	23	13	31	10	9	3	0	0	0	0	0	0	1	54
Mineral County	3	26	17	81	47	34	26	12	8	2	7	2	2	0	0	2	35

TABLE 1.18 Continued
MARKET AND INVENTORY CONDITIONS OF THE POPULATION
RENTAL UNITS BY PRICE RANGE (MONTHLY)
(IN DOLLARS)

AREA NAME	< 100	100-149	150-199	200-249	250-299	300-349	350-399	400-449	450-499	500-549	550-599	600-649	650-699	700-749	750-999	> 1000	0 RENT
Missoula County	0	28	29	109	129	152	173	100	20	129	45	7	10	0	25	0	138
Muskegon County	18	47	8	47	49	61	9	17	7	2	0	0	0	0	0	0	48
Park County	34	123	134	187	261	236	176	122	77	40	39	10	0	14	10	0	187
Petroleum County	0	0	0	0	8	6	0	0	0	0	0	0	0	0	0	0	18
Phillips County	33	34	56	61	74	43	45	45	16	6	6	4	2	0	0	0	109
Pondera County	19	18	57	106	71	105	29	15	26	11	3	1	0	0	0	0	137
Powder River County	0	2	12	17	14	16	23	6	3	2	0	0	0	0	0	0	67
Powell County	6	26	106	108	99	71	29	32	23	4	0	0	0	0	0	0	77
Prairie County	7	3	9	18	20	5	2	0	0	0	0	2	0	0	0	0	26
Ravalli County	28	99	181	276	276	330	226	189	100	104	32	16	11	9	0	6	207
Richland County	28	94	136	104	197	176	90	67	34	31	4	0	8	0	0	0	99
Roosevelt County	15	70	185	188	180	178	109	52	70	45	8	6	2	4	4	0	154
Rosebud County	41	95	78	133	86	95	117	45	33	37	30	0	28	0	0	0	163
Sanders County	17	54	106	141	74	109	48	22	17	6	2	0	3	0	0	0	131
Sheridan County	18	15	31	63	55	48	24	19	8	0	10	15	1	0	0	2	67
Silver Bow County	242	475	627	606	644	552	440	258	161	79	30	4	0	0	0	0	192
Stillwater County	32	20	25	64	81	79	62	44	19	15	7	3	2	0	0	0	63
Sweet Grass County	9	23	28	51	39	42	16	3	6	3	6	1	0	0	0	0	64
Teton County	22	26	54	66	70	47	38	27	25	7	5	7	0	0	0	0	78
Toole County	32	45	77	72	44	47	54	38	1	9	14	0	0	0	0	0	72
Treasure County	2	5	14	2	4	3	0	2	3	0	0	0	0	0	0	0	26
Valley County	44	53	80	117	171	87	66	25	50	26	15	0	6	0	0	0	92
Wheatland County	6	20	15	29	17	7	10	5	3	0	0	0	0	0	0	0	43
Wibaux County	2	18	16	7	8	11	13	1	0	0	0	0	0	0	0	0	29
Yellowstone County	36	109	143	187	278	232	225	170	125	48	20	9	8	7	36	0	255
Montana	2,862	6,449	7,767	11,280	13,129	13,364	11,422	7,941	4,991	3,401	2,066	1,094	551	494	585	277	7,243

AFFORDABILITY FOR HOME BUYERS

With respect to affordability, what holds true for renters is generally true for first-time home buyers in Montana. The cost of buying a home in rural Montana is less than it is in the cities and CDPs, although there is some disparity among rural areas in the average values of vacant, for sale homes. Table 1.19, below, shows the average values for homes in cities, census designated places, remaining rural areas, and in Gallatin County, which had the highest average home value in Montana, according to the 1990 Census. Those average values are used to show costs to first-time home buyers who are able to use conventional financing. Recognizing that many first-time buyers cannot come up with the cash required at closing in order to utilize conventional financing, Table 1.19 gives some examples of the cash and income requirements for both Farmers Home¹⁷ and FHA financing.

TABLE 1.19
INCOME NEEDED TO PAY THE MONTHLY HOUSE PAYMENT
ASSUMES 9 PERCENT FIXED RATE MORTGAGE

AREA	PURCHASE PRICE	DOWN PAYMENT	MONTHLY PAYMENT	MINIMUM INCOME NEEDED	% HH WITH INCOME > \$25,000
Gallatin County	\$82,600	\$11,150	\$885	\$36,400	
City Average	\$67,700	\$9,290	\$760	\$30,000	63.3%
CDP Average	\$60,800	\$8,420	\$690	\$27,600	60.0%
Rural Average	\$49,000	\$6,930	\$580	\$23,200	64.6%
<hr/>					
Farm Home Financing	\$25,000	\$1,010	\$380*	\$16,200*	
	\$40,000	\$1,170	\$520	\$20,800	
	\$50,000	\$1,310	\$615	\$24,600	
<hr/>					
FHA Financing	\$40,000	\$1,900	\$540	\$21,600	
	\$50,000	\$2,300	\$640	\$25,600	
	\$60,000	\$2,700	\$740	\$29,600	

In the rural regions of eastern and north central Montana, where the vacancy rates are high, the average asking price for a vacant, for sale home was under \$26,000 at the time of the 1990 Census.¹⁸ At this rate, a household income of approximately \$15,200 would make a home in those areas affordable if the potential home buyer is able to take advantage of Farmers Home financing. In rural areas, income may not be a limiting factor. Rather, the condition of the \$26,000 home and whether it would qualify for any type of financing may be a crucial limitation.

In the rural regions of south central and southwestern Montana, which have relatively high vacancy rates, an average home was reportedly valued at about \$50,000 in 1990. An annual household income of approximately \$24,000 to \$25,600 (depending on the type of financing available) would generally make a home affordable in these regions. The average asking price of a vacant, for sale home in rural western Montana is generally higher than in other rural areas of the state. In those higher-cost areas, the asking prices were \$60,000 or

¹⁷ * in Table 1.19: FmHA single family housing loans have a provision whereby interest credit subsidy reduces the payment down to 20% of the adjusted household income to cover the FmHA payment, the real estate taxes, and the insurance on the dwelling. The minimum FmHA payment is based upon a 1% amortization.

¹⁸ The term "asking price" and "home value" are synonymous in this discussion.

more, which requires a minimum household income of approximately \$27,000 to \$30,000, depending on the type of financing available.

In the CDPs, the average home value was approximately \$60,800 in the 1990 Census. With conventional financing, the minimum income required to buy that \$60,800 home is \$27,600. Average home value in the major cities is approximately \$67,700, requiring a minimum annual income of approximately \$30,000 if the buyer uses conventional financing. The major cities have comparatively low vacancy rates ranging from 4.0 percent to 10.2 percent as opposed to the rural range of 17.3 percent to 22 percent. This indicates a higher demand for housing in the cities and supports the higher cost of housing in those areas.

It is important to note that while mortgage rates appear affordable to many, especially since interest rates have fallen to as low as 6.5 to 7 percent, one can no longer use census figures for an accurate value of housing sales costs.¹⁹ Another difficulty relates to the ability to save for a down payment, which can be a prohibitive factor, especially for the use of conventional financing. While the down payment requirements are lower for FHA financing, monthly payments and minimum income requirements are higher due to the larger loan amount. Also important to note is that the banking industry calculations for minimum income requirements are based on the standard that the total of principle, interest, property tax, and insurance payments can not exceed 28 percent of gross income. It is also a standard requirement that total monthly obligations (including automobile and credit card payments) not exceed 36 percent of gross income.²⁰ For households whose other monthly obligations exceed 8 percent of gross income, their minimum income required to purchase a home will be higher than indicated in Table 1.19. All area cost values for owner-occupied homes are presented in Table 1.20, which appears on the next two pages.

Table 1.19 also lists that portion of total Montana households that earn less than \$25,000 annually. Examining the incomes required if housing costs are not to exceed 30 percent of income, we see that purchasing a home through conventional financing is out of reach for over half of the people in the cities and CDPs. Purchasing a low-priced home becomes more affordable through the use of FmHA or FHA financing and in the rural areas of the state. However, the question again becomes one of whether or not these low-priced (and typically rural) homes are in a good enough condition that they would qualify for either conventional or federally insured financing.

¹⁹ It is the opinion of the Montana Board of Housing that housing prices have increased faster than interest rates have fallen, thereby leading to a slowdown in the provision of affordable housing to Montanans and further affordability problems for home buyers.

²⁰ Colleen Cebula, First Interstate Bank of Missoula.

TABLE 1.20
MARKET AND INVENTORY CONDITIONS OF THE POPULATION
VALUE OF OWNER OCCUPIED HOUSING UNITS
(IN THOUSANDS OF DOLLARS)

AREA NAME	LESS THAN 15	15 TO 20	20 TO 25	25 TO 30	30 TO 35	35 TO 40	40 TO 45	45 TO 50	50 TO 60	60 TO 75	75 TO 100	100 TO 125	125 TO 150	150 TO 175	175 TO 200	200 TO 250	250 TO 300	300 TO 400	400 TO 500	500 OR MORE
Billings city	174	129	249	344	534	544	978	1,175	3,309	4,341	3,198	956	410	160	128	113	40	33	0	0
Bozeman city	0	9	17	29	48	59	112	139	395	923	566	121	59	54	21	0	11	0	0	0
Great Falls city	148	119	198	242	396	658	734	852	2,490	3,078	1,975	440	125	68	17	0	0	0	0	0
Helena city	33	25	26	85	110	154	297	359	982	1,283	981	215	120	40	19	9	5	0	0	5
Kalispell city	15	47	43	91	111	143	231	245	522	602	310	100	20	18	0	0	0	0	0	0
Missoula city	52	6	45	44	244	296	447	549	1,489	2,058	1,457	329	162	82	39	41	47	8	0	0
Bonner-West Riverside CDP	7	8	28	19	41	22	13	22	5	8	16	0	0	0	0	0	0	0	0	0
Evergreen CDP	17	0	8	18	27	15	30	90	144	134	27	14	0	4	0	0	0	0	0	0
Helena Valley Northeast CDP	0	0	0	0	0	0	6	13	60	74	32	21	19	0	0	0	0	0	0	0
Helena Valley Northwest CDP	0	0	0	0	0	0	22	42	44	71	11	8	0	0	0	0	0	0	0	0
Helena Valley Southeast CDP	6	0	5	0	12	8	80	108	234	137	59	12	0	0	0	0	0	0	0	0
Helena Valley West Central CDP	0	0	0	15	12	5	30	36	243	405	329	37	24	0	0	0	0	0	0	0
Helena Valley West Side CDP	8	0	0	16	0	19	62	23	45	50	50	16	17	0	0	0	0	0	0	0
Lockwood CDP	0	11	0	43	20	39	64	61	151	137	25	7	0	0	0	0	0	0	0	0
Lolo CDP	0	0	0	0	0	5	19	54	174	146	113	4	4	0	0	0	0	0	0	0
Malmstrom AFB CDP	0	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0
Orchard Homes CDP	12	0	6	36	28	26	51	86	318	492	438	79	81	21	17	0	0	0	0	0
Sun Prairie CDP	0	0	8	0	0	14	17	8	56	44	46	8	4	0	0	0	0	0	0	0
Beaumont County	43	11	72	44	57	70	84	128	196	247	192	35	35	12	0	8	0	0	0	0
Big Horn County	139	96	65	82	108	118	165	67	174	137	84	0	0	0	0	2	0	0	0	0
Blaine County	68	46	59	66	94	63	82	56	122	101	60	9	0	0	0	0	0	0	0	0
Broadwater County	14	10	27	25	49	53	77	44	91	78	48	3	7	2	4	0	0	0	0	0
Carbon County	74	33	103	107	94	98	112	112	184	177	154	37	22	32	0	12	5	3	0	0
Cardon County	41	11	15	9	15	4	10	4	9	4	2	2	0	0	0	0	0	0	0	0
Cascade County	121	62	75	144	105	80	199	95	313	393	331	151	57	36	25	11	7	19	0	0
Chouteau County	54	43	53	65	59	52	48	44	98	115	42	15	4	9	0	0	6	0	2	0
Custer County	298	214	156	186	233	209	230	139	220	238	96	50	23	15	0	0	0	0	0	0
Daniels County	91	32	29	58	45	13	24	30	36	44	19	6	4	0	0	0	0	0	0	0
Dawson County	200	141	133	187	155	156	149	115	227	183	110	24	8	0	8	0	0	0	0	0
Deer Lodge County	280	220	224	266	284	183	240	171	207	165	154	6	7	0	0	0	0	0	3	0
Fallon County	85	39	43	31	50	41	39	54	40	56	33	0	0	0	0	0	0	0	0	0
Fergus County	149	102	114	192	157	199	157	126	254	236	107	52	31	0	5	0	0	0	0	0
Flathead County	66	79	93	142	224	252	442	415	848	1,536	1,480	534	332	166	88	152	61	16	5	19
Gallatin County	32	21	68	64	87	128	157	226	499	929	1,006	341	187	165	30	71	54	8	0	0
Garfield County	28	14	8	10	10	9	6	8	14	13	7	0	0	0	0	0	0	0	0	0
Glacier County	132	43	70	112	71	113	158	144	185	181	112	10	12	0	6	0	0	0	4	4
Golden Valley County	16	16	13	15	11	7	11	4	11	6	4	0	0	0	0	0	0	0	0	0
Granite County	34	48	42	31	38	23	35	30	25	58	23	7	0	0	0	0	4	0	0	8
Hill County	90	118	121	138	174	137	275	220	352	472	444	72	47	4	11	0	0	0	0	0
Jefferson County	22	33	26	42	70	69	100	85	106	253	296	85	27	8	9	0	0	0	0	0
Judith Basin County	45	25	37	19	24	16	19	10	27	31	10	0	0	0	0	0	0	0	0	0
Lake County	47	69	125	82	145	135	237	193	358	520	454	194	135	49	55	65	21	13	6	11
Lewis and Clark County	53	15	25	96	57	88	97	104	206	236	171	87	7	8	7	13	0	0	0	0
Liberty County	16	20	30	24	24	9	33	9	24	31	39	11	2	0	0	0	0	0	0	0
Lincoln County	96	90	100	152	221	285	300	220	435	482	241	57	45	9	10	0	2	0	0	0
Madison County	30	26	12	25	14	49	46	51	132	142	131	40	19	5	6	4	0	5	0	0

TABLE 1.20 Continued
MARKET AND INVENTORY CONDITIONS OF THE POPULATION
VALUE OF OWNER OCCUPIED HOUSING UNITS
(IN THOUSANDS OF DOLLARS)

AREA NAME	LESS THAN 15	15 TO 20	20 TO 25	25 TO 30	30 TO 35	35 TO 40	40 TO 45	45 TO 50	50 TO 60	60 TO 75	75 TO 100	100 TO 125	125 TO 150	150 TO 175	175 TO 200	200 TO 250	250 TO 300	300 TO 400	400 TO 500	500 OR MORE
McCone County	58	28	22	22	30	17	31	7	16	18	17	7	0	0	0	0	0	0	0	0
Meagher County	19	31	27	10	26	33	17	17	34	24	14	9	0	0	0	2	0	0	0	0
Mineral County	25	31	17	30	36	37	54	37	45	68	26	16	1	0	0	0	0	0	0	0
Missoula County	19	21	62	31	36	130	154	188	426	696	752	240	181	108	28	47	17	0	7	0
Musselshell County	126	66	60	81	60	80	62	22	60	42	16	6	2	0	0	2	0	0	0	0
Park County	44	74	72	154	187	227	264	174	300	310	239	111	20	12	0	0	0	0	9	0
Petroleum County	33	3	2	2	2	8	4	2	2	0	0	0	0	0	0	0	0	0	0	0
Phillips County	114	39	43	44	61	49	42	27	119	95	59	9	2	0	0	0	2	0	0	0
Pondera County	83	41	62	62	94	122	76	56	116	142	70	21	11	0	0	0	6	0	2	0
Powder River County	10	7	11	10	18	12	12	6	20	37	11	0	2	0	0	0	0	0	0	0
Powell County	56	38	82	89	93	91	120	82	129	121	48	5	17	0	0	0	0	0	0	0
Prairie County	89	29	21	26	18	9	8	4	16	12	4	0	0	0	0	0	0	0	0	0
Ravalli County	30	48	81	96	196	209	273	224	626	943	686	213	76	26	31	20	4	0	0	0
Richland County	216	86	104	89	130	139	143	106	270	263	177	16	0	8	10	0	0	0	0	0
Roosevelt County	134	72	110	108	168	126	156	110	155	198	99	18	1	2	0	0	0	0	0	0
Rosebud County	88	49	39	52	54	91	99	36	212	282	153	24	0	0	0	0	0	0	0	6
Sanders County	70	88	97	82	112	81	73	127	127	147	68	16	6	1	0	3	2	0	0	0
Sheridan County	116	64	53	54	61	69	80	41	81	95	80	15	0	4	2	3	0	0	0	0
Silver Bow County	769	460	474	550	646	683	617	556	928	1,017	879	338	84	34	26	22	6	0	0	6
Stillwater County	22	19	31	27	53	55	72	66	199	201	142	32	19	7	0	0	0	0	0	3
Sweet Grass County	26	12	26	21	38	56	40	63	58	81	62	17	3	6	0	0	0	0	0	0
Teton County	51	40	53	68	58	93	78	65	184	115	80	15	6	0	0	0	0	0	0	0
Toole County	133	43	60	48	88	100	66	75	99	104	61	0	7	0	0	0	0	0	0	5
Treasure County	9	11	10	9	16	13	13	8	9	6	6	0	0	0	0	0	0	0	0	0
Valley County	249	62	123	85	154	151	134	125	147	147	96	12	2	0	3	0	0	2	0	0
Wheatland County	82	56	43	39	52	32	31	12	28	11	17	2	0	0	0	0	0	0	0	0
Wibaux County	36	9	8	17	15	12	10	4	19	6	2	2	0	0	0	2	0	0	0	0
Yellowstone County	86	76	113	155	182	259	332	457	638	987	892	333	101	90	46	67	23	0	6	3
Montana	5,615	3,603	4,460	5,434	6,919	7,696	9,764	9,466	21,126	27,204	20,204	5,671	2,719	1,319	700	746	338	107	39	76

HOUSING DEMAND AND SUPPLY

Three housing availability issues are of concern for Montana. The first is the availability of rental units, especially low-cost units. The second issue is the availability of homes that meet the criteria for loan assistance and mortgage insurance. The third availability issue is the number of affordable homes on the market for low- and moderate-income people.

In regard to the first issue, there were approximately 34,601 low-rent units (units that cost no more than \$250 per month) in Montana at the time of the 1990 Census. Approximately 11,389 low-rent units were federally assisted, and the waiting list for publicly assisted units numbered 6,285. The supply of low-rent and/or assisted units does not meet the demand. There is a great disparity between the number of households earning less than \$10,000 and the actual number of low-rent units.

The second issue is the availability of homes that meet the criteria for loan assistance and mortgage insurance. It is true that the housing market is tight in some areas of the state, particularly in the major cities. However, in the rural areas of the state where vacancy rates are higher (particularly in the eastern region), the issue becomes more complicated by one of housing condition. In many instances, the poor condition of the vacant homes preclude the use of federal mortgage insurance programs. Without these programs, homes are not easily financed and are consequently out of reach for many potential home buyers. The result is a diminished supply of affordable homes.

The third availability issue is the shortage of affordable homes on the market for low- and moderate-income people. This is of particular concern in the major western Montana cities, which tend to have the lowest vacancy rates in the state and the highest home values (according to the 1990 Census). Where the market is tight and prices are escalating, it is becoming increasingly difficult for low- and middle-income people to purchase homes.

To get an overall picture of the availability of housing units, Table 1.21, below, combines data on both rental and owner-occupied housing. This table uses the 1990 Census information on rental units by price range and value of owner-occupied housing units. The table

TABLE 1.21
AVAILABILITY OF RENTAL UNITS
AND FOR-PURCHASE HOMES
COMPARED TO NEED

AREA	NUMBER OF RENTAL UNITS > \$300	NUMBER OF HOMES > \$36,000	TOTAL UNITS	HH WITH INCOMES > \$16,000	NET SHORTAGE
City Average	17,878	3,611	21,489	32,047	10,558
CDP Average	1,736	414	2,149	4,260	2,101
Rural Average	28,117	21,996	50,113	62,261	12,138
TOTAL	47,730	26,021	66,608	98,548	24,797

adds the number of rental units available for under \$300 and homes valued at less than \$35,000. This number of housing units is then compared to the number of households earning less than \$15,000. The lack of available housing can be seen in the last column. Overall, these numbers point to a large gap between the demand for housing and the supply of affordable housing; the difference may be as large 25,000 units.

ASSISTED RENTAL HOUSING LOSSES

The State of Montana feels that prospective losses to the stock of assisted rental units could occur in two ways. Fair market rents (FMR) for Section 8 Rental Assistance Programs were recently revised. The new values are significantly lower than earlier FMRs, and market rents in many jurisdictions around the state are higher than the new proposed FMRs. Therefore, some owners of properties having Section 8 certification may elect to withdraw from the program, and turn to the open market, to secure higher rents for their properties.

A second factor that may cause a decrease in the stock of assisted rental units is the conversion of public housing to private ownership, via public housing resident initiatives. In the event that such public stock is not replaced, some needed public rental units could be lost.

LEAD-BASED PAINT HAZARDS

Homeowners and renters in the state face other prospective hazards; one of the greatest concerns relates to lead-based paint. Homes built prior to 1980 have some chance of containing lead-based paint on interior or exterior surfaces. Housing units built before 1940, which make up nearly 22 percent of the housing units in Montana, are much more likely to contain lead-based paint than newer homes.

There is increased medical understanding of the extremely harmful effects of lead on children and adults, both short- and long-term. There is new evidence that lead dust is a more serious hazard than ingestion of paint chips. Dust from surfaces with intact lead-based paint is pervasive

TABLE 1.22
ALL STRUCTURES AT RISK
LEAD-BASED PAINT HAZARDS

AREA NAME	NO. UNITS
Billings city	20,902
Bozeman city	5,471
Great Falls city	16,685
Helena city	7,385
Kalispell city	3,865
Missoula city	12,273
Bonner-West Riverside CDP	506
Evergreen CDP	1,036
Helena Valley Northeast CDP	249
Helena Valley Northwest CDP	190
Helena Valley Southeast CDP	740
Helena Valley West Central CDP	1,133
Helena West Side CDP	520
Lockwood CDP	763
Lolo CDP	446
Malmstrom AFB CDP	1,016
Orchard Homes CDP	2,617
Sun Prairie CDP	215
Beaverhead County	2,590
Big Horn County	2,446
Blaine County	1,836
Broadwater County	906
Carbon County	3,040
Carter County	570
Cascade County	4,274
Chouteau County	1,813
Custer County	3,769
Danels County	874
Dawson County	3,043
Deer Lodge County	3,844
Fallon County	1,060
Fergus County	4,050
Flathead County	9,634
Gallatin County	5,656
Garfield County	600
Glacier County	2,678
Golden Valley County	299
Grainger County	1,202
Hill County	4,634
Jefferson County	1,807
Judith Basin County	942
Lake County	6,057
Lewis and Clark County	2,641
Liberty County	661
Lincoln County	4,490
Madison County	2,212
McCone County	800
Meagher County	652
Mineral County	952
Missoula County	4,211
Musselshell County	1,397
Park County	4,532
Petroleum County	197
Phillips County	1,773
Pondera County	1,824
Powder River County	669
Powell County	1,927
Prairie County	544
Ravalli County	6,115
Richland County	2,923
Roosevelt County	2,546
Rosebud County	2,026
Sanders County	2,444
Sheridan County	1,597
Silver Bow County	11,731
Stillwater County	1,936
Sweet Grass County	1,096
Teton County	1,665
Toole County	1,644
Treasure County	296
Valley County	3,457
Wheatland County	641
Wibaux County	364
Yellowstone County	5,884
Montana	220,351

and poisonous when inhaled or ingested. Lead dust is so fine that it is not collected by conventional vacuum cleaners.

One can compute an estimate of the number of housing units at risk for containing lead-based paint. According to HUD estimates, 90 percent of units built before 1940, 80 percent of those built between 1940 and 1959, and 62 percent of units built from 1960 to 1979 may have lead-based paint. This computation was applied to all units (occupied and vacant), and is portrayed in Table 1.22, on the previous page. As indicated, there are over 220,000 units statewide that are potentially at risk for lead-based paint hazard. However, there are two additional risk factors for lead-based paint hazards: tenure (i.e., renter or owner) and income of the household.

HUD prepared special tabulations of data for the CHAS development process related to lead-based paint hazards. The data cross-tabulates tenure, age of unit, and affordability group (very low and other low income).²¹ Within all very low and low income renter households, about 58,019 are estimated to have high potential for lead-based paint hazards. For very low and low income owner-occupied households, another 73,690 households are at risk of lead-based paint hazards.²² While the incidence of prospective risk is higher for low income households, the low income renters may be at greater risk as the dwelling units usually are in less suitable condition than owner-occupied units.

SUMMARY

Single-family detached homes are the predominant housing type in Montana, making up about 66 percent of the housing stock; however, the share of the stock varies significantly at the local level. Statewide, about 21 percent of the stock of homes were built prior to 1940, thereby increasing the probability of lead-based paint hazards, especially for low income households. Other maintenance and structural deficiencies also tend to exist in these older structures, as does a higher incidence of vacancy. Overall, 66 percent of the housing stock has two or three bedrooms.

In recent years, the single-family housing market has tightened, with sharp increases in home and rental prices. Because of rising unemployment rates and falling wage rates, some households face a wide financial gap between the supply of affordable housing and the quantity demanded. Market conditions are very favorable for the sale of existing homes at premium prices and development of expensive to upper-end single-family houses that sell quickly in the rapidly growing parts of the state. While data seems to support a need for affordably priced homes, the market is not supplying those units to any appreciable degree.

²¹ HUD tabulated data on affordability group based on the national median family income (very low income and other low income) rather than exact income (e.g., \$15,000 annually).

²² Source: "The Comprehensive Housing Affordability Strategy (CHAS) Databook: Montana," U.S. Department of Housing and Urban Development.

For multifamily units and rental property, market conditions favor existing units commanding increasing rents. Pressure on rents in the rapidly growing areas of the state does not appear to be easing, as few new multi-family affordable units are being constructed. In slower to declining sections of the state, low incomes suppress even modest rental property improvements, thereby increasing the incidence of deferred maintenance. Housing suitability problems are persisting in these areas. CHAS Table 1B, addressing Market and Inventory Conditions, is on page 54.

IMPEDIMENTS AND OPPORTUNITIES FOR PROVISION OF HOUSING

Current conditions indicate that a lack of incentive for creating affordable home ownership opportunities has persisted, thereby creating an extreme shortage of affordable housing supply. Barriers to construction of multifamily dwellings typifies current market conditions, which impede the creation of affordable rental housing as well. Economic theory suggests that demand pressures placed on the housing market can be relieved by more supply coming into the marketplace. Market conditions indicate that a significant degree of market demand for affordably priced homes and rental properties remains unmet.

There remains hope, however, as two events have occurred over the last year that may lead to corrections in the market place. One relates to the Low Income Housing Tax Credit (addressed later in this report), which was made a permanent part of the federal tax code. This will enable affordable housing to be more attractive to investors, although its results may not be seen for quite some time. Secondly, the Montana Legislature passed into law a bill giving local jurisdictions the ability to pass tax deed properties into the hands of nonprofit entities. This too is discussed later in this document and may lead to the provision of additional affordable housing.

In summary, there appear to be mostly impediments, and few opportunities, to the development of affordable housing in the current housing market.

Market & Inventory Conditions

Comprehensive Housing Affordability Strategy (CHAS)
Instructions for States

Name of State or Sub-State Area:		Check One: <input type="checkbox"/> 1990 Census <input type="checkbox"/> Other Source: (specify) <input type="checkbox"/> Data as of: (enter date)		CHAS Databook 1990	Five Year Period (enter fiscal yrs.) FY: 1994 through FY: 1998	
Montana						
A. Housing Stock Inventory		Total (A)	Vacancy Rate (B)	0 and 1 bedroom (C)	2 bedrooms (D)	3 or more bedrooms (E)
Category						
1. Total Year-Round Housing*		361,155		53,852	113,209	194,094
2. Total Occupied Units		306,163		37,952	93,637	174,574
3. Renter		100,225		29,092	40,458	30,675
4. Owner		205,938		8,860	53,179	143,899
5. Total Vacant Units		54,992		15,900	19,572	19,520
6. For Rent		10,716	9.66%	4,147	4,408	2,161
7. For Sale		6,007	2.83%	698	1,852	3,457
8. Other		38,269		11,055	13,312	13,902

* Total Housing Units, includes seasonal and year-round housing.

ii. INVENTORY OF FACILITIES AND SERVICES FOR THE HOMELESS AND PERSONS THREATENED WITH HOMELESSNESS

The Survey of Montana's Housing Needs, submitted to 50 percent of the FY93 CHAS mailing list, requested information designed to help the Montana Department of Commerce (MDOC) identify the many housing facilities and housing-related services throughout the state. Using this information as a baseline, MDOC then contacted each known facility and requested two things: an update and verification on the information gathered regarding their facility and the services they provide; information on other programs and services in their area that had not already been identified through the MDOC survey. This additional information was in turn verified and updated. All data gathered in this fashion was entered into *Housing Information Clearinghouse*, a database retrieval service developed by the Housing Assistance Bureau of the Montana Department of Commerce.

The following tables present this data on reported facilities and services. Included is information on emergency shelters and transitional housing for homeless persons, as well as multifamily housing for low-income elderly and persons with special needs. Also covered are day shelters, work shelters, soup kitchens, and other facilities and organizations providing assistance to homeless persons on less than an overnight basis.

The *Housing Information Clearinghouse* database contains additional information on the nature and extent of services provided through each facility or service organization (e.g., number and types of facilities, vouchers to assist homeless persons in obtaining shelter, meals, and other services, and the general nature and extent of social service programs for assisting low-income persons and families, the homeless, or persons in danger of becoming homeless. Individuals or organizations interested in locating funding sources, housing, or housing-related services geared to a target population may request a database search using specific *key words* (e.g., emergency shelters, transitional housing, multifamily housing, etc.). An individual report can be printed for each program meeting the search criteria.²³

Table 1.23, below, presents the current MDOC facility inventory of emergency shelters, transitional housing, and low-income multifamily housing throughout Montana. The information for all tables is presented in alphabetical order by the city in which the facility or organization is located.

²³ To request a database search of the *Housing Information Clearinghouse*, or to provide additional information on programs or services not listed in this CHAS document, contact: CHAS Coordinator, Housing Assistance Bureau, Montana Department of Commerce, 1424 Ninth Avenue, PO Box 200545, Helena, Montana 59620-0545, (406) 444-0092.

TABLE 1.23
FACILITY INVENTORY
EMERGENCY SHELTERS, TRANSITIONAL HOUSING, and MULTIFAMILY HOUSING

EMERGENCY SHELTERS									
LOCATION	FACILITY	CONTACT	ADDRESS	CITY	ZIP	PHONE	Units	Capac	
Billings	Gateway House For YWCA	Mary Ann Roberts	909 Wyoming Ave	Billings	69101		2		
Billings	Montana Rescue Mission - Women/Family Shelter	Gary Drake	2620 First Ave N PO Box 3232	Billings	69101	269-3800	1	100	
Billings	Montana Rescue Mission/Men's Shelter	Gary Drake	2822 Minnesota Ave PO Box 3232	Billings	69101	269-3800	1	100	
Billings	Residential Services Program/Mental Health Center	Michael Buchanan	1246 N 29th PO Box 219	Billings	69101	262-6658	4	32	
Billings	Tumbleweed Runaway Program	Leslie Bracy	300 N 26th Suite 104	Billings	69101-1320	269-2658		16	
Billings	Yellowstone AIDS Project	Bill Geelan	3308 2nd Ave N PO Box 1748	Billings	69101-2006	246-2029			
Billings	Youth Services Center	Jo Acton	4106 26th St PO Box 30856	Billings	69107-0856	266-6826	6	16	
Bozeman	Battered Women's Network		PO Box 762	Bozeman	69716-0762	586-4111	1	10	
Bozeman	District IX Human Resource Development Council	Caren Couch	321 E Main - Suite 300	Bozeman	69716	687-4486			
Bozeman	HRDC Housing Subsidies Program	Caren Couch	Bozeman Hotel 321 East Bozeman	Bozeman	69716	687-4486			
Butte	Butte Rescue Mission	Dallas Doyle	1204 E 2 St	Butte	69701	782-0926	1	22	
Butte	District XII Human Resource Development Council	Lew Baker/Mary F. McLeod	700 Casey St PO Box 3486	Butte	69701	782-8886			
Butte	Gilder House	Tom Herzog/Barbara Mueske	2460 Kossuth	Butte	69701	723-7104	1		
Butte	McDonald's Family Place	Gail Barney	207 S Excelsior Ave	Butte	69701	782-0363	1	10	
Butte	Safe Space For Battered Women		PO Box 694	Butte	69701	782-2111		12	
Butte	Silver House	Barbara Mueske	106 W Broadway	Butte	69701	723-4033	2	14	
Glendive	Action for Eastern Montana	Vicki Lapp	111 W Bell	Glendive	69330	366-3364			
Glendive	Spouse Abuse Program		PO Box 606	Glendive	69330	366-6477			
Great Falls	Children's Receiving Home	Lori McAdam	PO Box 1061	Great Falls	69403	727-4842	1	12	
Great Falls	Great Falls Rescue Mission	Joe Thompson	326 2nd Ave S PO Box 127	Great Falls	69403-0127	761-2653		40	
Great Falls	Mercy Home	Linda Franz	PO Box 886	Great Falls	69403-0886	462-1316	1	26	
Great Falls	Opportunities Inc.	JoAnne McLean	906 1st Ave N	Great Falls	69401	761-0310	297		
Great Falls	Rescue Mission		326 2nd Ave S	Great Falls	69401	761-2653			
Great Falls	Runaway Attention Home	Jean Corrigan	618 3rd Ave N PO Box 606	Great Falls	69403	462-7672	1	9	
Great Falls	Salvation Army Hospitality House	Bill Loy	317 2nd Ave S PO Box 2686	Great Falls	69403	727-9611	1	34	
Hamilton	Haven House		116 State St PO Box 1343	Hamilton	69840	363-2460			
Hamilton	Ravalli County Ministerial Association	Rev. Stephen D. VanGilder	171 Lewis Ln	Hamilton	69840	363-2964			
Hamilton	Supporters of Abuse Free Environments, Inc.	Catherine Bargas	PO Box 634	Hamilton	69840	363-2793	3		
Havre	Haven	Yvonne Cottrel	PO Box 1609	Havre	69601	266-6743	1		
Havre	Salvation Army	Cpt Chris Giffey-Brohaugh	606 2nd	Havre	69301	266-6411			
Havre	St. Jude	Sister Judith Maender	438 7th Ave	Havre	69601	266-6723	1	10	
Helena	God's Love		633 N Main	Helena	69601	442-7000		30	
Helena	Mental Health Services, Inc. - Region IV	Stuart Klein	612 Logan	Helena	69601	442-0640			
Helena	Montana House	Linda Wagner	422 N Last Chance Gulch	Helena	69601	449-2699	1	8	
Helena	Salvation Army	Laurie Kirk, Jr.	1631 National PO Box 604	Helena	69624	442-4032			
Kalispell	Rose Briar Inn	Bill Davison	24 1st Ave W	Kalispell	69901	762-1447	36	80	
Kalispell	Salvation Army	Major James R Goodwin	204 7th Ave W	Kalispell	69901	267-4387			
Kalispell	Samaritan House	Sister June	140 9th Ave W	Kalispell	69901		9	44	
Lewistown	District VI Human Resource Development Council	Jeannette Park	Suite 203 Centennial Pl	Lewistown	69467	638-7488			
Lewistown	Ministerial Association	Pastor Earl Evans	612 W Broadway	Lewistown	69467	638-8766			
Libby	County Indigency Office		418 Mineral Ave	Libby	69923	293-7781			
Libby	Lincoln County Champion Group Home	Carol Stratemeyer	B3 Collins Ave PO Box 716	Libby	69923	293-9193	1	8	
Libby	Ministerial Association	Tip Harwood	106 E Cedar	Libby	69923	293-6566			
Libby	Salvation Army	Laura	Lincoln County Sheriff's Dept 612 California Ave	Libby	69923	293-7781			
Libby	Women's Help Line	Carol	PO Box 2	Libby	69923	293-3223		8	
Livingston	Counterpoint Group Homes		116 E Lewis	Livingston	69047	222-2472	2	16	
Livingston	Main Hotel	Marcia E Beck	130 North F St	Livingston	69047	222-8103	8	42	
Miles City	Eastern MT Community Mental Health Center	Linda Holom	2607 Main PO Box 639	Miles City	69301	232-1866	1	20	
Missoula	Opportunities Inc.	Ken Brown	2821 Russell	Missoula	69801	721-2930	6	48	
Missoula	Poverello Center	Ann Kovis	636 Ryman PO Box 7644	Missoula	69807	728-1809	1	46	
Missoula	Salvation Army	Nancy O'Connell	339 W Broadway	Missoula	69802	649-0710			
Missoula	YWCA Domestic Violence Assistance Center	Kelly Slattery-Robinson	1130 W Broadway	Missoula	69802	642-1944	1	17	
Plentywood	Crisis Center for Domestic & Sexual Abuse	Mary Petersen	PO Box 68	Plentywood	69264	766-2330			

Polson	Crisis Center	Lucille	PO Box 1158	Polson	59860	883-3360		
Polson	Safe Harbour		PO Box 42	Polson	59860	883-6221	1	
Poplar	New Life Mission	Mike Boyd	PO Box 1697	Poplar	59265	768-3696	1	16
Sidney	Matthew's House	Debbie McQuiston	1016 13 SW	Sidney	59270	482-4864	6	12
Sidney	Richland Co. Coalition Against Domestic Violence		PO Box 822	Sidney	59270	482-7421		
Sidney	Salvation Army	Bob Burnison	110 Second Ave NW	Sidney	59270	482-2210		
St Regis	Little River Motel			St Regis	59866	649-2713	20	
St Regis	Salvation Army	DM Durland	PO Box 43	St Regis	59866	649-2330		
Superior	District XI Human Resource Development Council	Rose Duncan	Courthouse	Superior	59872	822-4261		
Superior	Sheriff/FEMA			Superior	59872			
Wolf Point	Ministerial Association	Father Steve Zabrocki	PO Box 282	Wolf Point	59201	663-2610		
Wolf Point	Salvation Army	Joann Forsness	HC33 Box 5036	Wolf Point	59201	663-2492		

TRANSITIONAL HOUSING

LOCATION	FACILITY	CONTACT	ADDRESS	CITY	ZIP	PHONE	Units	Capacity
Anaconda	Anaconda Housing Authority		10 Main St PO Box 1350	Anaconda	59711-1350	663-2921	170	
Billings	Alternatives Inc.		3109 1 Ave N	Billings	59101	269-9696		74
Billings	Dept of Family Services/Transitional Center		1104 Sunnyside Lane	Billings	59101	262-9338	7	7
Billings	Horizon Home	Sally McGovern	4106 26th St PO Box 35600-207	Billings	59101		1	8
Billings	Mental Health Center - Region III	Bob Ross	1245 N 29th St PO Box 219	Billings	59103	262-6668		
Billings	Montana Rescue Mission - Women/Family Shelter	Gary Drake	2620 First Ave N PO Box 3232	Billings	59101	269-3800	1	100
Billings	Montana Rescue Mission/Men's Shelter	Gary Drake	2822 Minnesota Ave PO Box 3232	Billings	59101	269-3800	1	100
Billings	Residential Services Program/Mental Health Center	Michael Buchanan	1245 N 29th PO Box 219	Billings	59101	262-6668	4	32
Billings	Ronald McDonald House of Montana	Connie Grammens	1144 N 30th St	Billings	59101	266-8006	9	
Billings	Yellowstone Treatment Centers	Loren L. Soft	1732 S 72nd St	Billings	59101	666-3001	8	104
Bozeman	District IX Human Resource Development Council	Caren Couch	321 E Main - Suite 300	Bozeman	59716	687-4486		
Bozeman	HRDC Housing Subsidies Program	Caren Couch	Bozeman Hotel 321 East Bozeman	Bozeman	59716	687-4486		
Bozeman	Rocky Mountain Horizons Mental Health Services	Joni Patterson-Croskey	211 N Grand	Bozeman	59716	686-4090		
Butte	District XII Human Resource Development Council	Lew Baker/Mary F. McLeod	700 Casey St PO Box 3486	Butte	59701	782-8886		
Butte	Homeward Bound	Gert Downey	700 Casey St	Butte	59701	782-7200		40
Butte	Silver House	Barbara Mueske	106 W Broadway	Butte	59701	723-4033	2	14
Chinook	Thackeray's Corner Apartments	May Thackeray	200 Pennsylvania	Chinook	59623	367-3214	9	
Great Falls	Golden Triangle Community Mental Health Center	Linda Hatch	Holiday Village Mall PO Box 3089	Great Falls	59403	761-2100		
Great Falls	Great Falls Pre-Release Services Inc	Richard O. Keen	1019 16 St N	Great Falls	59401	727-0944		
Great Falls	Missouri River Youth Home	Jim Hughes	PO Box 3066	Great Falls	59403	761-2136	1	8
Great Falls	Opportunity House	Curt Campbell	PO Box 2289	Great Falls	59403	761-0310	1	8
Great Falls	Passages	Gary Lewis	704 6th Ave N	Great Falls	59401	761-2104	6	
Great Falls	Salvation Army Hospitality House	Bill Loy	317 2nd Ave S PO Box 2686	Great Falls	59403	727-9611	1	34
Great Falls	Youth Evaluation Program	Terri Young	4212 Third Ave S	Great Falls	59401	462-1792	1	8
Havre	Haven	Yvonne Cottrel	PO Box 1609	Havre	59501	266-6743	1	
Havre	Northern Montana Chemical Dependency	Sharon Flores	PO Box 760	Havre	59501	266-9666	1	21
Helena	Florence Crittenton	Kathleen Harrington	846 6th Ave	Helena	59601	442-6950	1	17
Helena	Friendship Center	Matthew Dale	1603 Gallatin	Helena	59601	442-6800		9
Helena	YWCA	Chuck Olson	601 N Park Ave	Helena	59601	442-8774		29
Kalispell	Faith Works, Inc.	John Kestell/Bill Davison	24 1st Ave W PO Box 261	Kalispell	59903	762-5803	17	12
Kalispell	Harbinger House	Candace Butler	601 3rd Ave E	Kalispell	59901	267-7671	1	8
Kalispell	NW Montana Human Resources, Inc.	Judy Filler	PO Box 8300	Kalispell	59101	762-6666	12	26
Kalispell	Rose Briar Inn	Bill Davison	24 1st Ave W	Kalispell	59901	762-1447	36	80
Kalispell	Safe House	Candace Butler	1740 Hwy 93 S	Kalispell	59901	267-1336	1	6
Kalispell	Salvation Army	Major James R Goodwin	204 7th Ave W	Kalispell	59901	267-4387		
Kalispell	Samaritan House	Sister June	140 9th Ave W	Kalispell	59901		9	44
Libby	Lincoln County Champion Group Home	Carol Stratemeyer	83 Collins Ave PO Box 716	Libby	59923	293-9193	1	8
Miles City	Clark Street Inn	Linda S. Holom	2607 Main St	Miles City	59301	232-1866	1	
Miles City	Eastern MT Community Mental Health Center	Linda Holom	2607 Main PO Box 639	Miles City	59301	232-1866	1	20
Miles City	Eastern MT Community Mental Health Center	Frank Lane	2508 Wilson PO Box 1630	Miles City	59301	232-0234		
Missoula	Eddy House	Robin Miller	604 Eddy Ave	Missoula	59801	728-6003	1	8
Missoula	Mat-a-dor Apartments		Apt 214 707 SW Higgins	Missoula	59801	728-7333	50	
Missoula	Opportunities Inc.	Ken Brown	2821 Russell	Missoula	59801	721-2930	5	48
Missoula	Western Montana Mental Health Center	Paul Meyer	T-9 Fort Missoula	Missoula	59801-7298	728-6817		
Missoula	YWCA/Odyssey Transitional Housing Prog		1130 W Broadway	Missoula	59802	643-6691	6	18
Plentywood	Glenwood Transitional Living		202 E 1 Ave	Plentywood	59264	766-2040	2	10
Sidney	Matthew's House	Debbie McQuiston	1016 13 SW	Sidney	59270	482-4864	6	12
Stevensville	Genesis House	Jean Ballou	PO Box 360	Stevensville	59870	728-6817	1	

MULTIFAMILY HOUSING

LOCATION	FACILITY	CONTACT	ADDRESS	CITY	ZIP	PHONE	Units	Capac
Absarokee	Homestead Lodge	FmHA District II	Bldg A Suite 6 1629 Ave D	Billings	59102	667-8297	32	
Anaconda	Anaconda Housing Authority		10 Main St PO Box 1350	Anaconda	59711-1350	663-2921	170	
Anaconda	Hearthstone	Fred McDonald	400 Oak St	Anaconda	59711	663-6232	100	
Ashland	Cheyenne Village	Tara McCullough	St Labre Mission PO Box 421	Ashland	59003	784-2226	40	
Ashland	Valley Apartments	FmHA District II	Bldg A Suite 6 1629 Ave D	Billings	59102	667-6297	6	
Augusta	Elk Creek Lodge	FmHA District I	6115 Hwy 93 S	Missoula	59801	261-6047	8	
Baker	Fallon Village	FmHA District III	98 Hwy 2 E	Glasgow	59230	228-4226	12	
Baker	Prairie Manor Apts		Montana Ave	Baker	59313	778-2936	16	30
Belgrade	Big Sky Villa	FmHA District II	Bldg A Suite 6 1629 Ave D	Billings	59102	667-6297	24	
Belgrade	Centennial Apartments	FmHA District II	Bldg A Suite 6 1629 Ave D	Billings	59102	667-6297	10	
Belgrade	Colorado Apartments	FmHA District II	Bldg A Suite 6 1629 Ave D	Billings	59102	667-6297	8	
Belt	Golden Valley Homes	Ed Nevala	214 Belt Creek Rd	Belt	59412	277-3272	22	22
Big Sandy	Centennial Lodge	FmHA District IV	Westgate Mall PO Box 6061	Great Falls	59403	761-4077	12	
Big Timber	Stock Street Apartments	FmHA District II	Bldg A Suite 6 1629 Ave D	Billings	59102	667-6297	8	
Big Timber	Sweet Grass Village	FmHA District II	Bldg A Suite 6 1629 Ave D	Billings	59102	667-6297	24	
Bigfork	Crestview Apartments	FmHA District I	6115 Hwy 93 S	Missoula	59801	261-6047	16	
Billings	Big Sky Apartments	Mr. Bennett	720 N 18th St	Billings	59101	246-3989	80	
Billings	Bunting Subdivision	Housing Auth of Billings	2415 First Ave N	Billings	59101	246-6391	60	
Billings	Eagles Nest	Housing Auth of Billings	2415 First Ave N	Billings	59101	246-6391	36	
Billings	Frazer Towers	Art/Karen	715 S 28th St	Billings	59101	262-3311	64	
Billings	Guadalupe Gardens	Mary Lanch	Apt 14 640 S 28th St	Billings	59101	262-7823	20	
Billings	Housing Authority of Billings	Lucy Brown	2415 1st Ave N	Billings	59101	246-6391	368	
Billings	Phyllis Circle	Housing Auth of Billings	2415 First Ave N	Billings	59101	246-6391	30	
Billings	Pleasant View Apartments	S. Lewis	826 Ave D	Billings	59101	248-4111	101	
Billings	Ponderosa Acres	Ginny	1301 Industrial	Billings	59101	246-3197	121	
Billings	Prairie Towers	Gary/Jay	726 N 25th St	Billings	59101	248-3377	109	
Billings	Rose Park Plaza	Neal/Sharon	2326 Ave C	Billings	59101	662-1336	112	
Billings	Sage Towers	Mr. Corey	115 N 24th St	Billings	59101	248-1060	111	
Billings	South Forty	Ron/Lenore	769 Fallow Ln	Billings	59101	666-3960	101	
Billings	South Park Apartments	Housing Auth of Billings	2415 First Ave N	Billings	59101	246-6391	40	
Billings	St. John's Lutheran Retirement Home		3940 Rimrock Rd	Billings	59101	666-2710	117	
Billings	St. Johns	Housing Auth of Billings	2415 First Ave N	Billings	59101	246-6391	20	
Billings	Western View Apartments	Lynn	2604 Phyllis Ln	Billings	59101	666-7194	84	
Billings	Woody Subdivision	Housing Auth of Billings	2415 First Ave N	Billings	59101	246-6391	40	
Boulder	Big Boulder Apts	Orville Willett	501 E 4th St	Boulder	59632	226-3712	36	76
Bozeman	Darlington Manor		600 N 6th St	Bozeman	59716	687-2981	100	
Bozeman	Gallatin Manor		1806 W Beall	Bozeman	59716	687-1691	64	
Bozeman	Greenwood Plaza		802 N Grand	Bozeman	59716	687-3921	60	
Bozeman	Legion Villa	Una Mae Schlack	1215 W Durston	Bozeman	59716	687-7612	60	72
Bridge	Campbell Courts	FmHA District II	Bldg A Suite 6 1629 Ave D	Billings	59102	667-6297	18	
Broedus	Evergreen Apartments	FmHA District II	Bldg A Suite 6 1629 Ave D	Billings	59102	667-6297	8	
Browning	Blackfeet HOME Program	Scott Sherburne	Duck Lake Rd & Star School PO Box 640	Browning	59417	338-2212	100	
Browning	Blackfeet Indian Housing Authority	Rodney Gervais	PO Box 790	Browning	59417	338-5031	1107	
Butte	Butte Housing Authority	Ernest Burby	Curtis & Arizona Sts	Butte	59701	782-6461	344	680
Butte	Columbus Plaza	Michael J. Courtney	1515 Oregon Ave	Butte	59701	782-0090	138	
Butte	Elm Street Project	Ernest R. Burby	Butte Public Housing Auth 1600 Elm St	Butte	59701	782-6461	36	102
Butte	Highland View Manor	Michael J. Courtney	1515 Oregon Ave	Butte	59701	782-0090	60	
Butte	Leggatt Apartments	Ernest R. Burby	Butte Public Housing Auth 50 W Broadway	Butte	59701	782-6461	30	60
Butte	Legion Oasis		3400 Hill Ave	Butte	59701	494-3400	160	
Butte	New Hope Apartments		701 Hobson	Butte	59701	494-8373	9	
Butte	Rosalie Manor	Ernest R. Burby	Butte Public Housing Auth Front & Main Streets	Butte	59701	782-6461	66	
Butte	Silver Bow Homes	Ernest R Burby	Butte Public Housing Auth Curtis & Arizona Sts	Butte	59701	782-6461	212	680
Butte	Silver Bow Village	Bill Defferding	910 Evans	Butte	59701	494-1803	60	
Butte	Sunset Silver Bow Apartments		2825 Farragut	Butte	59701	494-7038	56	
Cascade	Quiet Day Manor	Harold & Rose Pipinich	200 4th Ave N	Cascade	59421	488-9369	20	
Chester	Prairie Homes	Rodney Keith	Hwy 223 PO Box 219	Chester	59622	769-6244	10	

Chester Chinook	Sweetgrass Lodge Grande Villa	Shirley Peck Edythe F. Zaschoche	503 1st W 301 Pennsylvania PO Box 729	Chester Chinook	59522 59523	759-5400 357-2809	40 41	
Chinook Chinook Choteau	Hillcrest Apartments Thackeray's Corner Apartments Choteau Transitional Living	Dick King May Thackeray FmHA District IV	126 Ohio St 200 Pennsylvania Westgate Mall PO Box 5051	Chinook Chinook Great Falls	59523 59523 59403	357-3770 357-3214 761-4077	12 9 6	32
Choteau	Skyline Lodge		424 7th Ave NW RR 2, Box 62 PO Box 921	Choteau	59422	466-2062	60	80
Choteau Clyde Park	Sunset Court Apartments Cottonwood	Bernice Calvert FmHA District II	Bldg A Suite 6 1629 Ave D	Choteau Billings	59422 59102	466-2509 557-6297	16 10	
Columbia Falls Columbia Falls Columbia Falls Columbia Falls Columbia Falls Columbus	Columbia Arms Columbia Villa Apartments Mountain View Court I Mountain View Court II Columbus Apartments	FmHA District I FmHA District I FmHA District I FmHA District II FmHA District II	5115 Hwy 93 S 700 7th St W 5115 Hwy 93 S 5115 Hwy 93 S Bldg A Suite 6 1629 Ave D	Missoula Columbia Falls Missoula Missoula Billings	59801 59912 59801 59801 59102	251-6047 892-4552 251-6047 251-6047 557-6297	12 36 24 8 8	
Columbus	Sage Apartments	FmHA District II	Bldg A Suite 6 1629 Ave D	Billings	59102	557-6297	12	
Conrad Conrad	Horizon Lodge Missile Court	Stephen Stanley FmHA District IV	701 S Wisconsin St Westgate Mall PO Box 5051	Conrad Great Falls	59425 59403	278-3233 761-4077	84 24	
Corvallis Corvallis Culbertson Culbertson Culbertson Cut Bank Cut Bank Cut Bank Cut Bank Darby Deer Lodge Deer Lodge Deer Lodge Dillon Dillon Dillon Dillon Dutton	Meadow Brook Court Willow Creek Apartments Culbertson Senior Housing Lake Apartments Yellowstone I Cut Bank Hotel Apartments Cut Bank Villas Glacier Ridge Hilltop Darby Apartments Deer Lodge Apartments La Vatta Villa Meadow (The) Beaverhead Villa Bicentennial Apartments Brookside Villa Labor Housing Sunshine Trail	Corner Stone Realty FmHA District III Clint Jacobs FmHA District III Buster Rutten Jim Hayes Diane Fugle FmHA District I FmHA District I FmHA District I FmHA District I FmHA District I FmHA District I FmHA District I FmHA District I FmHA District IV	221 Willow Creek Rd 233 Willow Creek Rd 9B Hwy 2 E Box 614 9B Hwy 2 E 27 W Main St 33 First Ave SE 520 2nd St. SE 229 2nd Ave SE 5115 Hwy 93 S 5115 Hwy 93 S 714 Milwaukee Ave 400 N Idaho 76 W Center 5115 Hwy 93 S 5115 Hwy 93 S 5115 Hwy 93 S Westgate Mall PO Box 5051	Corvallis Corvallis Glasgow Culbertson Glasgow Cut Bank Cut Bank Cut Bank Cut Bank Missoula Missoula Missoula Deer Lodge Missoula Dillon Dillon Missoula Missoula Great Falls	59828 59828 59230 59218 59230 59427 59427 59427 59427 59801 59801 59725 59725 59801 59801 59801 59403	363-1373 363-3000 228-4226 787-5855 228-4226 873-4493 873-5255 873-5271 873-4073 251-6047 251-6047 846-2803 251-6047 683-6428 683-2727 251-6047 251-6047 761-4077	12 4 8 4 8 20 19 36 42 8 24 9 42 50 24 1 10	
East Helena East Helena Ekalaka Ennis Eureka Eureka Fairfield	East Helena Apartments Eastgate Apartments Carter Manor Center Valley Apartments Ksanka View Court I Ksanka View Court II Fair-Mont	FmHA District I FmHA District I Andy Kortum FmHA District I FmHA District I FmHA District I FmHA District IV	5115 Hwy 93 S 5115 Hwy 93 S Main Street 5115 Hwy 93 S 5115 Hwy 93 S 5115 Hwy 93 S Westgate Mall PO Box 5051	Missoula Missoula Ekalaka Missoula Missoula Missoula Great Falls	59801 59801 59324 59801 59801 59801 59403	251-6047 251-6047 776-6473 251-6047 251-6047 251-6047 761-4077	16 24 12 12 16 8 8	
Fairfield	Teton Court	FmHA District IV	Westgate Mall PO Box 5051	Great Falls	59403	761-4077	12	
Fairview Fairview Fairview Fallon Forsyth	Fairview Apartments Fairview Senior Citizen Apartments Fairview Senior Citizen Apartments II Schwartz Apartments Rosebud Village	FmHA District III FmHA District III FmHA District III FmHA District II FmHA District II	9B Hwy 2 E 9B Hwy 2 E 9B Hwy 2 E 5th Whittier Ave Bldg A Suite 6 1629 Ave D	Glasgow Glasgow Glasgow Fallon Billings	59230 59230 59230 59326 59102	228-4226 228-4226 228-4226 637-5895 557-6297	11 8 8 4 24	
Forsyth	Rosebud Village II	FmHA District II	Bldg A Suite 6 1629 Ave D	Billings	59102	557-6297	24	
Fort Benton	Canyon Villas	FmHA District IV	Westgate Mall PO Box 5051	Great Falls	59403	761-4077	10	
Fort Benton Froid Gardiner	Sunrise Bluff Estates Smiths Apartments Parkview Apartments		711 21st St Froid 4-Plex Bldg A Suite 6 1629 Ave D	Fort Benton Froid Billings	59442 59226 59102	622-5443 765-1081 557-6297	60 4 16	
Glasgow Glasgow Glasgow Glasgow Glasgow Glendive Glendive Glendive Great Falls Great Falls	Mitchell Group Nemont Manor Rustic Valley Apartments TLC Complex Valley Court Glendive B-Plex Prairie West Apartments Schwartz Apartments Aspen Village Austin Hall	FmHA District III Sam Allie FmHA District III FmHA District III FmHA District III FmHA District III FmHA District III FmHA District III Leona Sell Ed Walters Kevin Hager	9B Hwy 2 E 1100 4th Ave S 9B Hwy 2 E 9B Hwy 2 E 9B Hwy 2 E 9B Hwy 2 E 9B Hwy 2 E 218 2nd St 3010 11th Ave S Great Falls Housing Auth 1500 6th Ave S	Glasgow Glasgow Glasgow Glasgow Glasgow Glasgow Glasgow Glendive Great Falls Great Falls	59230 59230 59230 59230 59230 59230 59230 59330 59401 59405	228-4226 228-4306 228-4226 228-4226 228-4226 228-4226 228-4226 355-8213 761-4770 453-4311	6 100 8 8 12 8 24 4 60 34	

Great Falls	Broadview Manor		710 Fourth St NW	Great Falls	59401	761-0372	20	
Great Falls	Centennial Village		617 Third Ave NW	Great Falls	59401	761-0372	48	
Great Falls	Downtownner	Nina Compher	100 Central Ave	Great Falls	59401	761-1444	26	111
Great Falls	Eagles Manor	Judy Lindquist	9th St and 15th Ave S	Great Falls	59401	463-6521	141	
Great Falls	Elmwoods	Virginia Elifeo	611 Fourth Ave S	Great Falls	59401	463-6521	18	
Great Falls	Grandview Plaza	Eldon Collins	1317 7th St S	Great Falls	59401	727-6788	97	
Great Falls	Great Falls Housing Authority	Kevin Hager	1500 6th Ave S	Great Falls	59406	463-4311	490	
Great Falls	Holiday West Apartments		1320 Ninth St S	Great Falls	59401	761-0372	48	
Great Falls	Parkdale	Kevin Hager	Great Falls Housing Auth 1500 6th Ave S	Great Falls	59406	463-4311	356	
Great Falls	Parkview Apartments	Darlene	605 Fifth Ave NW	Great Falls	59401	464-2011	84	
Great Falls	Rainbow House		626 13th Ave S	Great Falls	59401	761-0372	40	
Great Falls	Russell	Kevin Hager	Great Falls Housing Auth 1500 6th Ave S	Great Falls	59406	463-4311	20	
Great Falls	Soroptimist Village	Richard Sullivan	2400 13th Ave S	Great Falls	59401	462-3756	60	72
Great Falls	Sunrise	Kevin Hager	Great Falls Housing Auth 1500 6th Ave S	Great Falls	59406	463-4311	50	
Great Falls	Sunshine Village		600 13th Ave S	Great Falls	59401	761-0372	111	
Great Falls	Vista Villa Apts	Pat	100 7th St S	Great Falls	59401	462-9621	96	
Great Falls	Yoeman-Tynes	Kevin Hager	Great Falls Housing Auth 1500 6th Ave S	Great Falls	59406	463-4311	30	
Hamilton	Bitterroot Manor	Ben Stearns	401 N 10th St	Hamilton	59840	363-6698	60	
Hamilton	Discovery Care Center	Patricia Sjolie	601 N Tenth	Hamilton	59840	363-2273		20
Hamilton	Marcus Daly Apartments	Cardinal	215 S 4th St	Hamilton	59840	363-4430		
Hamilton	Parkside Apartments	Joan or Allan Ponton	121 State St	Hamilton	59840	363-4666	24	
Hamilton	Sapphire Homes, Inc.	Lyn McKer	501 N Tenth	Hamilton	59840	363-2800	24	66
Hamilton	Sapphire Lutheran Homes	Lyn McKer	501 N Tenth	Hamilton	59840	363-2800	40	80
Hamilton	Terrace Apartments	FmHA District I	6115 Hwy 93 S	Missoula	59801	261-6047	20	
Hamilton	Valley Villas	Paradise Property Management	819 River St	Hamilton	59840	363-2978	24	
Hardin	Frontier Apartments	FmHA District II	Bldg A Suite 6 1629 Ave D	Billings	59102	667-6297	24	
Hardin	Hardin Apartments I	FmHA District II	Bldg A Suite 6 1629 Ave D	Billings	59102	667-6297	24	
Hardin	Hardin Apartments II	FmHA District II	Bldg A Suite 6 1629 Ave D	Billings	59102	667-6297	16	
Harlem	Harlem Pioneer	FmHA District IV	Westgate Mall PO Box 6061	Great Falls	59403	761-4077	8	
Harlowton	Harlowton Apartments	FmHA District IV	Westgate Mall PO Box 6061	Great Falls	59403	761-4077	12	
Havre	Havre Eagles Manor		20 3rd St W	Havre	59501	266-6531	100	
Havre	Heritage Village	FmHA District IV	Westgate Mall PO Box 6061	Great Falls	59403	761-4077	12	
Havre	Highland Manor	FmHA District IV	Westgate Mall PO Box 6061	Great Falls	59403	761-4077	16	8
Havre	Hillview Apartments	Carol Stein	1280 Tenth St W	Havre	59501	266-9441	52	
Havre	Oakwood Village	Tammy Charpentier	1916 1st NE PO Box 2106	Havre	59501	266-2576	60	
Havre	Surrey Court	FmHA District IV	Westgate Mall PO Box 6061	Great Falls	59403	761-4077	8	
Helena	Almanor	Karen Beyl	1415 Missoula Ave	Helena	59601	442-8218	60	
Helena	Broadwater Village		1427 Broadwater Circle	Helena	59601	442-2429	92	6
Helena	Cannon Springs		1500 Cannon St	Helena	59601	643-0686	36	
Helena	Eagles Manor #2	Ron & Barb Mortimore	720 Washington St	Helena	59601	442-0610	64	63
Helena	Helena Housing Authority		812 Abbey	Helena	59601	442-7970	366	
Helena	Helena Manor	Larry Maddock	2115 Missoula	Helena	59601	442-8840	73	
Helena	Helena Manor Addition	Larry Maddock	2115 Missoula	Helena	59601	442-8840	20	
Helena	Helena Springs		1522 Cannon St	Helena	59601	643-0696	24	
Helena	Neighborhood Center	Rocky Mountain Dev Council	201 S Main	Helena	59601	442-1552	30	
Helena	Penkay Eagles Manor	Ron & Barb Mortimore	716 Fee St	Helena	59601	442-0610	66	81
Helena	Serendipity Apartments	Jack Spitzer	Power Block West 15 W Sixth Ave	Helena	59601	443-0668	24	
Helena	Sunset Capital Apartments	Thomasina Riddle	620 Logan	Helena	59601	442-2970	118	
Helena	Tower Hill Apartments	Marty Mahan	20 S Ewing	Helena	59601	443-2311	60	
Hinsdale	Kirkwood Apartments	FmHA District III	98 Hwy 2 E	Glasgow	59230	228-4226	4	
Hysham	Treasure Village	FmHA District II	Bldg A Suite 6 1629 Ave D	Billings	59102	667-6297	12	
Joliet	Pleasant View Apartments	FmHA District II	Bldg A Suite 6 1629 Ave D	Billings	59102	667-6297	12	
Jordan	Big Dry Apartments	FmHA District II	Bldg A Suite 6 1629 Ave D	Billings	59102	667-6297	4	
Kalispell	Ashley Creek Courts	FmHA District I	5115 Hwy 93 S	Missoula	59801	261-6047	22	
Kalispell	Ashley Creek Courts II	FmHA District I	5115 Hwy 93 S	Missoula	59801	261-6047	16	
Kalispell	Ashley Creek Courts III	FmHA District I	5115 Hwy 93 S	Missoula	59801	261-6047	10	
Kalispell	Ashley Creek Courts IV	FmHA District I	5115 Hwy 93 S	Missoula	59801	261-6047	6	
Kalispell	Big Sky Manor		420 Liberty St	Kalispell	59901	766-7649	60	
Kalispell	El Dorita Village		420 Liberty St	Kalispell	59901	762-7884	36	
Kalispell	Elms	Beverly Hubbard	330 3rd Ave W	Kalispell	59903	267-9069	60	

			PO Box 1040					
Kalispell	Elms II	FmHA District I	5115 Hwy 93 S	Missoula	59801	261-6047	18	
Kalispell	Gateway Village	FmHA District I	5115 Hwy 93 S	Missoula	59801	261-6047	67	
Kalispell	Glacier Manor		506 First Ave W	Kalispell	59901	756-7649	61	122
Kalispell	Kalispell Senior Apartments	Linda Stugelmeyer	320 Two Mile Dr	Kalispell	59901	756-0360	40	
Kalispell	Timber Hills	Kim Stahlberg	PO Box 7064	Kalispell	59901	752-6028	20	
Kalispell	Treasure State	FmHA District I	5115 Hwy 93 S	Missoula	59801	261-6047	38	
Kalispell	Treasure State Plaza		600 Liberty St	Kalispell	59901	756-7649	38	76
Kalispell	Two-Mile Vista Apartments	Deanna McCormich	486 Two Mile Dr	Kalispell	59901	752-6112	42	
Kalispell	Valley View		400 Liberty St	Kalispell	59901	752-1546	52	
Kevin	Ridgecrest Manor	FmHA District IV	Westgate Mall	Great Falls	59403	761-4077	8	
			PO Box 5051					
Lame Deer	Northern Cheyenne Housing Authority	Gene Sandwick	PO Box 327	Lame Deer	59043	477-8271	462	
Laurel	Frontier Apartments	FmHA District II	Bldg A Suite 6	Billings	59102	667-6297	24	
			1629 Ave D					
Laurel	Labor Housing	FmHA District II	Bldg A Suite 6	Billings	59102	667-6297	1	
			1629 Ave D					
Laurel	Laurel Gardens		313 8th Ave S	Laurel	59044	628-8129	30	60
Laurel	Spruce Grove Apartments	FmHA District II	Bldg A Suite 6	Billings	59102	667-6297	23	
			1629 Ave D					
Laurel	Spruce Grove II Apartments	FmHA District II	Bldg A Suite 6	Billings	59102	667-6297	27	
			1629 Ave D					
Lewistown	Lewistown Apartments	Maureen Snapp	311 McKinley	Lewistown	59457	638-2211	24	
Lewistown	Lewistown Eagles Manor		211 W Janeaux	Lewistown	59457	638-3230	73	
Lewistown	Meadows Apartments	Glenda	Apt 37	Lewistown	59457	638-8532	35	
			603 Brassey					
Lewistown	Pine Crest/Boulevard	Jeannett Park	Suite 203	Lewistown	59457	638-7488	18	
			300 First Ave N					
Libby	Green Meadow Manor		403 Idaho St	Libby	59923	293-6661	34	
Libby	Libby Plaza I	FmHA District I	5115 Hwy 93 S	Missoula	59801	261-6047	24	
Libby	Libby Plaza II		711 Commerce Way	Libby	59923	293-3346	30	
			PO Box 692					
Libby	Treasure Manor	Lloyd Moe	Apt 29-C	Libby	59923	293-8624	32	42
			610 Treasure Ave					
Livingston	Miles Building	Josephine Dakley	107 S 2nd St	Livingston	59047	222-3544	40	
Livingston	Mountain View Village	FmHA District II	Bldg A Suite 6	Billings	59102	667-6297	24	
			1629 Ave D					
Livingston	Sherwood Inn	Shirley Bortz	326 Main St	Livingston	59047	252-3907	50	
Malta	Cedar View Apartments	Ruby Bushman	Apt 8	Malta	59538	654-1029	32	
			543 S Third W					
Malta	Heritage Manor	FmHA District III	98 Hwy 2 E	Glasgow	59230	228-4226	20	
Malta	Phillips Village	FmHA District III	98 Hwy 2 E	Glasgow	59230	228-4226	16	
Manhattan	Gallantana Apartments	FmHA District II	Bldg A Suite 6	Billings	59102	667-6297	16	
			1629 Ave D					
Manhattan	Manhattan Apartments	FmHA District II	Bldg A Suite 6	Billings	59102	667-6297	6	
			1629 Ave D					
Medicine Lake	Lake Apartments	FmHA District III	98 Hwy 2 E	Glasgow	59230	228-4226	4	
Miles City	Custer Villa	Richard Beehler	Apt D1	Miles City	59301	232-7755	32	
			210 Arrowhead Ln					
Miles City	Custer Village	FmHA District II	Bldg A Suite 6	Billings	59102	667-6297	16	
			1629 Ave D					
Miles City	Miles City Eagles Manor	Lonetta Lesh	1000 Palmer	Miles City	59301	232-6320	100	118
Missoula	Camelot		520 W Spruce	Missoula	59802	728-8524	75	
Missoula	Clark Fork Manor		301 W Front	Missoula	59802	721-2439	134	140
Missoula	Council Groves Apartments		1904 S 3rd St W	Missoula	59901	642-2922	72	
Missoula	Eagle Watch Estates ASI	Kathy Dutton	500 W Broadway	Missoula	59802	649-3892	24	
Missoula	Grandview Place		150 Grandview Way	Missoula	59803	251-3080	48	
Missoula	Mat-a-dor Apartments		Apt 214	Missoula	59801	728-7333	50	
			707 SW Higgins					
Missoula	Missoula Housing Authority		1319 E Broadway	Missoula	59802	649-4113	525	
Missoula	Missoula Manor		909 W Central	Missoula	59801	728-3210	153	
Missoula	Parkside Village		3602 Stephens	Missoula	59801	728-7677	105	
Missoula	Sentinel Village		1111 McDonald Ave	Missoula	59801	642-2901	60	
Phillipsburg	Pioneer Court	FmHA District I	5115 Hwy 93 S	Missoula	59801	251-6047	16	
Plains	Clark Fork Apartments	FmHA District I	5115 Hwy 93 S	Missoula	59801	251-6047	8	
Plains	Hillside Apartments	FmHA District I	5115 Hwy 93 S	Missoula	59801	251-6047	9	
Plentywood	Alta Vista Apartments	FmHA District III	98 Hwy 2 E	Glasgow	59230	228-4226	16	
Plentywood	Froid 4-Plex	Gary D Erickson	112 E Railroad Ave	Plentywood	59254		4	
Plentywood	Mar Chan Apartments		314 S Jefferson St	Plentywood	59254	765-1726	12	
Plentywood	Montana Pioneer Manor	Harold DeSilva	North Sheridan	Plentywood	59254	765-1400	41	41
Plentywood	Sheridan Arms	FmHA District III	98 Hwy 2 E	Glasgow	59230	228-4226	8	
Polson	Cherry Hill Village	Margory Tibbets	400 Cherry Hill Ct	Polson	59860	883-3978	54	
Polson	Cherry Hill Village North	Marjory Tibbets	400 Cherry Hill Ct	Polson	59860	883-3978	28	
Polson	Lakeview Villa	James Weldon	Apt 105B	Polson	59860	883-4813	22	
			401 Tenth Ave W					
Polson	Lakeview Village	Ellen Courville	PO Box 1322	Polson	59860	883-2222	40	80
Red Lodge	Campbell Courts	Levy Evans Jr.	502 S 4th St	Red Lodge	59068	446-1463	18	

Red Lodge	Frontier Apartments	FmHA District II	PO Box 497 Bldg A Suite 6 1629 Ave D	Billings	59102	667-6297	24
Red Lodge	Red Lodge Apartments	FmHA District II	Bldg A Suite 6 1629 Ave D	Billings	59102	667-8297	24
Richey	Prairie Manor	FmHA District III	98 Hwy 2 E	Glasgow	59230	228-4226	8
Ronan	Maxwell Apartments	FmHA District I	6115 Hwy 93 S	Missoula	59801	261-6047	21
Ronan	Ronan Housing Authority	Billie Lee	PO Box 128	Ronan	59864	676-5900	2
Roundup	Homes On The Range		902 3rd St E	Roundup	59072	323-1291	50
Roundup	Tri-County I Apartments	FmHA District II	Bldg A Suite 6 1629 Ave D	Billings	59102	667-6297	8
Roundup	Tri-County II Apartments	FmHA District II	Bldg A Suite 6 1629 Ave D	Billings	59102	667-6297	16
Savage	Oak Manor I	FmHA District III	98 Hwy 2 E	Glasgow	59230	228-4226	4
Scobey	Henderson Apartments I	FmHA District III	98 Hwy 2 E	Glasgow	59230	228-4226	8
Scobey	Henderson Apartments II	FmHA District III	98 Hwy 2 E	Glasgow	59230	228-4226	4
Scobey	Henderson Apartments III	FmHA District III	98 Hwy 2 E	Glasgow	59230	228-4226	6
Scobey	Pioneer Apartments	FmHA District III	98 Hwy 2 E	Glasgow	59230	228-4226	18
Scobey	Scobey Apartments		202 B St	Scobey	59263	487-2769	8
Shelby	Crossroad Housing	FmHA District IV	Westgate Mall PO Box 5061	Great Falls	59403	761-4077	20
Shelby	Crossroads Manor		206 5th St N	Shelby	59474		24
Shelby	Marias Manor		436 N Benton	Shelby	59474	434-6661	48
Shelby	Plumtree Apartments	FmHA District IV	Westgate Mall PO Box 5061	Great Falls	59403	761-4077	12
Shelby	Sentinel Court	FmHA District IV	Westgate Mall PO Box 5061	Great Falls	59403	761-4077	24
Sheridan	Shermont Manor	FmHA District I	6115 Hwy 93 S	Missoula	59801	261-6047	12
Sidney	Big Sky Apartments	FmHA District III	98 Hwy 2 E	Glasgow	59230	228-4226	12
Sidney	Crestwood Inn	Claudia Weber	410 3rd Ave SW	Sidney	59270	482-3721	72
Sidney	FmHA Housing Complex	FmHA District III	98 Hwy 2 E	Glasgow	59230	228-4226	7
Sidney	Lincoln Apartments I		428 8th St SE	Sidney	59270	482-1978	16
Sidney	Lincoln Apartments II	FmHA District III	98 Hwy 2 E	Glasgow	59230	228-4226	8
Sidney	Lincoln Apartments III	FmHA District III	98 Hwy 2 E	Glasgow	59230	228-4226	12
Sidney	Richland Housing Authority	Paul Groshart	1032 6th St SW	Sidney	59270	482-1978	166
St Ignatius	Mission Apartments	FmHA District I	6115 Hwy 93 S	Missoula	59801	261-6047	8
Stanford	Judith Basin Manor	Clarence Halvorsen	Apt 9 408 2nd Ave N	Stanford	59479	761-0372	20
Stevensville	Barbara Street Apartments	FmHA District I	6115 Hwy 93 S	Missoula	59801	261-6047	8
Stevensville	Burnt Fork Manor		309 11th St	Stevensville	59870	363-1373	30
Stevensville	Charlo Apartments	FmHA District I	6115 Hwy 93 S	Missoula	59801	261-6047	8
Superior	J Double A, Inc.	FmHA District I	6115 Hwy 93 S	Missoula	59801	261-6047	8
Superior	Riverside East	FmHA District I	6115 Hwy 93 S	Missoula	59801	261-6047	16
Terry	Varna-McRae Village	FmHA District III	98 Hwy 2 E	Glasgow	59230	228-4226	8
Thompson Falls	Lions Manor		1000 Maiden Lane	Thompson Falls	59873	827-3863	28
Thompson Falls	Mountain House	FmHA District I	6115 Hwy 93 S	Missoula	59801	261-6047	6
Thompson Falls	Saleesh House	FmHA District I	6115 Hwy 93 S	Missoula	59801	261-6047	4
Three Forks	Heritage Apartments	FmHA District II	Bldg A Suite 6 1629 Ave D	Billings	59102	667-6297	6
Townsend	Broadwater Village	FmHA District I	6115 Hwy 93 S	Missoula	59801	261-6047	8
Townsend	Homestead Manor	FmHA District I	6115 Hwy 93 S	Missoula	59801	261-6047	10
Townsend	Sunnyhaven Project	FmHA District I	6115 Hwy 93 S	Missoula	59801	261-6047	12
Townsend	Townsend Housing I	FmHA District I	6115 Hwy 93 S	Missoula	59801	261-6047	8
Townsend	Townsend Housing II	FmHA District I	6115 Hwy 93 S	Missoula	59801	261-6047	8
Trout Creek	Teddy Roosevelt	FmHA District I	6115 Hwy 93 S	Missoula	59801	261-6047	4
Troy	Golden Lion Manor		707 E Grant	Troy	59936	296-4669	20
Valier	Lake Francis Court	Rene Swank	Pondera Ave & 6th St PO Box 568	Valier	59486	279-3241	8
Victor	Cedar Grove Apartments	Corner Stone Realty	760 Fifth Ave	Victor	59876	363-3000	4
Victor	Victor Apartments	FmHA District I	6115 Hwy 93 S	Missoula	59801	261-6047	4
W Yellowstone	South Lake Apartments	FmHA District II	Bldg A Suite 6 1629 Ave D	Billings	59102	667-6297	20
Westby	Westby Manor I	FmHA District III	98 Hwy 2 E	Glasgow	59230	228-4226	4
Westby	Westby Manor II	FmHA District III	98 Hwy 2 E	Glasgow	59230	228-4226	8
Wh Sulphur Sps	Spring Manor	FmHA District II	Bldg A Suite 6 1629 Ave D	Billings	59102	667-8297	8
Whitefish	Big Mountain Apartments	Leslie Hales	Dujardin Property Mngmt PO Box 5308	Everett	98206	334-6017	30
Whitefish	Chair III	Diane Evans	Apt 16 114 Wisconsin Ave	Whitefish	59937	862-2291	16
Whitefish	Colorado Village Apartments	Pamela Osland	446 Wisconsin Ave	Whitefish	59937	862-3631	36
Whitefish	Stone Creek Apartments	Bev Skates	863 Ashar	Whitefish	59937	862-6242	40
Whitefish	Whitefish Housing Authority	Judy Duff	100 4th St	Whitefish	59937	862-4143	50
Whitefish	Whitefish Manor	Rod Foster	1346 E 7th St	Whitefish	59937	862-6719	30
Whitehall	Coachman Court	FmHA District I	6115 Hwy 93 S	Missoula	59801	261-6047	16
Whitehall	Cowdrey Courts		103 Legion	Whitehall	59769	687-8288	9
Wibaux	Cottonwood Apartments	FmHA District III	98 Hwy 2 E	Glasgow	59230	228-4226	4

Winnet	Winnett Apartments	FmHA District IV	Westgate Mall PO Box 5061	Great Falls	59403	761-4077	6
Wolf Point	Max's 8-Plex	FmHA District III	98 Hwy 2 E	Glasgow	59230	228-4226	8
Wolf Point	Yellowstone II	FmHA District III	98 Hwy 2 E	Glasgow	59230	228-4226	8
Worden	Project I Apartments	FmHA District II	Bldg A Suite 6 1629 Ave D	Billings	59102	667-6297	8
Worden	Project II Apartments	FmHA District II	Bldg A Suite 6 1629 Ave D	Billings	59102	667-6297	12

Table 1.24, below, presents an additional inventory of government facilities that are currently unoccupied and available for possible use to assist the homeless. Persons or organizations interested in utilizing these facilities should contact the listed agency.

**TABLE 1.24
SURPLUS HOUSING AVAILABLE
FOR POSSIBLE USE TO ASSIST THE HOMELESS**

LOCATION	FACILITY	CONTACT	ADDRESS	CITY	ZIP	PHONE	
Havre	Bldg 7 - Havre Air Force Station	Judy Breitman	Rm 17A-10 US Public Health Srv 5600 Fishers Ln	MD	Rockville	20857-	443-2265
Havre	Bldg B - Havre Air Force Station	Judy Breitman	Rm 17A-10 US Public Health Srv 5600 Fishers Ln	MD	Rockville	20857-	443-2265
Havre	Bldg 16 - Havre Air Force Station	Judy Breitman	Rm 17A-10 US Public Health Srv 5600 Fishers Ln	MD	Rockville	20857-	443-2265
Havre	Bldg 23 - Havre Air Force Station	Judy Breitman	Rm 17A-10 US Public Health Srv 5600 Fishers Ln	MD	Rockville	20857-	443-2265
Havre	Bldg 24 - Havre Air Force Station	Judy Breitman	Rm 17A-10 US Public Health Srv 5600 Fishers Ln	MD	Rockville	20857-	443-2265
Havre	Bldg 27 - Havre Air Force Station	Judy Breitman	Rm 17A-10 US Public Health Srv 5600 Fishers Ln	MD	Rockville	20857-	443-2265
Havre	Bldg 29 - Havre Air Force Station	Judy Breitman	Rm 17A-10 US Public Health Srv 5600 Fishers Ln	MD	Rockville	20857-	443-2265
Havre	Bldg 31 - Havre Air Force Station	Judy Breitman	Rm 17A-10 US Public Health Srv 5600 Fishers Ln	MD	Rockville	20857-	443-2265
Havre	Bldg 32 - Havre Air Force Station	Judy Breitman	Rm 17A-10 US Public Health Srv 5600 Fishers Ln	MD	Rockville	20857-	443-2265
Havre	Bldg 36 - Havre Air Force Station	Judy Breitman	Rm 17A-10 US Public Health Srv 5600 Fishers Ln	MD	Rockville	20857-	443-2265
Havre	Bldg 39 - Havre Air Force Station	Judy Breitman	Rm 17A-10 US Public Health Srv 5600 Fishers Ln	MD	Rockville	20857-	443-2265
Havre	Bldg 41 - Havre Air Force Station	Judy Breitman	Rm 17A-10 US Public Health Srv 5600 Fishers Ln	MD	Rockville	20857-	443-2265
Havre	Bldg 42 - Havre Air Force Station	Judy Breitman	Rm 17A-10 US Public Health Srv 5600 Fishers Ln	MD	Rockville	20857-	443-2265
Havre	Bldg 44 - Havre Air Force Station	Judy Breitman	Rm 17A-10 US Public Health Srv 5600 Fishers Ln	MD	Rockville	20857-	443-2265
Havre	Bldgs 61,62,66,68 - Havre Air Force Station	Judy Breitman	Rm 17A-10 US Public Health Srv 5600 Fishers Ln	MD	Rockville	20857-	443-2265
Havre	Bldgs 63,64,65,67,69,61,63,65,67,69,71 - Havre AFS	Judy Breitman	Rm 17A-10 US Public Health Srv 5600 Fishers Ln	MD	Rockville	20857-	443-2265
Havre	Bldgs 60,62,64,66,68 - Havre Air Force Station	Judy Breitman	Rm 17A-10 US Public Health Srv 5600 Fishers Ln	MD	Rockville	20857-	443-2265
Havre	Bldgs 70,72,74,78 - Havre Air Force Station	Judy Breitman	Rm 17A-10 US Public Health Srv 5600 Fishers Ln	MD	Rockville	20857-	443-2265
Havre	Bldgs 76,80 - Havre Air Force Station	Judy Breitman	Rm 17A-10 US Public Health Srv 5600 Fishers Ln	MD	Rockville	20857-	443-2265
Havre	Bldg 82 - Havre Air Force Station	Judy Breitman	Rm 17A-10 US Public Health Srv 5600 Fishers Ln	MD	Rockville	20857-	443-2265
Havre	Bldgs 150,152,154,156,158,160,162,164,168,170,172	Judy Breitman	Rm 17A-10 US Public Health Srv 5600 Fishers Ln	MD	Rockville	20857-	443-2265
Havre	Bldgs 106,107,108,109,112,113 - Havre Air Force St	Judy Breitman	Rm 17A-10 US Public Health Srv 5600 Fishers Ln	MD	Rockville	20857-	443-2265
Havre	Bldgs 202,204,206,212,214,216 218 - Havre AFS	Judy Breitman	Rm 17A-10 US Public Health Srv 5600 Fishers Ln	MD	Rockville	20857-	443-2265
Havre	Bldgs 208,210 - Havre Air Force Station	Judy Breitman	Rm 17A-10 US Public Health Srv 5600 Fishers Ln	MD	Rockville	20857-	443-2265

Table 1.25, below, presents a general inventory of agencies providing housing-related services other than overnight housing. This might include such things as meal service, food assistance, clothing, shelter vouchers, or support services like day shelters, work shelters, and counseling.

**TABLE 1.25
INVENTORY OF SERVICES
OTHER THAN OVERNIGHT HOUSING**

MEAL SERVICE						
LOCATION	FACILITY	CONTACT	ADDRESS	CITY	ZIP	PHONE
Billings	Montana Rescue Mission - Women/Family Shelter	Gary Drake	2520 First Ave N PO Box 3232	Billings	59101	259-3800
Billings	Montana Rescue Mission/Men's Shelter	Gary Drake	2822 Minnesota Ave PO Box 3232	Billings	59101	259-3800
Bozeman	Battered Women's Network		PO Box 752	Bozeman	59715-0752	586-4111
Butte	Butte Rescue Mission	Dallas Doyle	1204 E 2 St	Butte	59701	782-0925
Butte	Salvation Army		121 E Broadway	Butte	59701	782-2944
Great Falls	Great Falls Rescue Mission	Joe Thompson	326 2nd Ave S PO Box 127	Great Falls	59403-0127	761-2653
Great Falls	New Directions Mental Health Day Center	Gary Lewis	621 First Ave S	Great Falls	59401	761-2104
Great Falls	Salvation Army Hospitality House	Bill Loy	317 2nd Ave S PO Box 2585	Great Falls	59403	727-9611
Havre	Feed My Sheep Community Soup Kitchen	Nancy Evans	611 2nd St PO Box 223	Havre	59501-0223	265-1629
Helena	God's Love		533 N Main	Helena	59601	442-7000
Helena	Salvation Army	Laurie Kirk, Jr.	1531 National PO Box 504	Helena	59624	442-4032
Kalispell	Community Kitchen		348 2nd Ave W	Kalispell	59901	752-7337
Kalispell	Friendship House Adult Care Inc.		606 2nd Ave W	Kalispell	59901	257-8375
Kalispell	Rose Briar Inn	Bill Davison	24 1st Ave W	Kalispell	59901	752-1447
Kalispell	Salvation Army	Major James R Goodwin	204 7th Ave W	Kalispell	59901	257-4387
Lewistown	Snowy Mountain Industries		PO Box 1013	Lewistown	59457	538-5130
Libby	Salvation Army	Laura	Lincoln Co Sheriff's Dept 512 California Ave	Libby	59923	293-7781
Missoula	Missoula Manor		909 W Central	Missoula	59801	728-3210
Missoula	Poverello Center	Ann Kovic	535 Ryman PO Box 7644	Missoula	59807	728-1809
Poplar	New Life Mission	Mike Boyd	PO Box 1597	Poplar	59255	768-3695
Sidney	Action for Eastern Montana/Council on Aging	Shelly Rosaaen	221 6th St SW	Sidney	59270	482-3701
Sidney	Salvation Army	Bob Burnison	110 Second Ave NW	Sidney	59270	482-2210
Townsend	Broadwater Human Services		124 N Cedar PO Box 489	Townsend	59644	
FOOD BANK/FOOD ASSISTANCE						
LOCATION	FACILITY	CONTACT	ADDRESS	CITY	ZIP	PHONE
Billings	Billings Food Bank	Sheryl Shandy	2112 4th Ave N	Billings	59101	259-2856
Billings	St Vincent De Paul	Harold Merchant/Don Foster	2610 Minnesota Ave	Billings	59101	248-1411
Bozeman	Bozeman Food Bank	Sally Owens	803 N Wallace	Bozeman	59715	586-7600
Bozeman	District IX Human Resource Development Council	Caren Couch	321 E Main - Suite 300	Bozeman	59715	587-4486
Butte	Butte Emergency Food Bank		602 E Aluminum PO Box 54	Butte	59701	782-6230
Butte	District XII Human Resource Development Council	Lew Baker/Mary F. McLeod	700 Casey St PO Box 3486	Butte	59701	782-8886
Ekalaka	Food Bank		PO Box 315	Ekalaka	59324	775-8751
Glendive	Action for Eastern Montana	Vicki Lapp	111 W Bell	Glendive	59330	365-3364
Glendive	Food Bank	Donna Micheletto	111 W Bell	Glendive	59330	365-3364
Great Falls	Mercy Home	Linda Franz	PO Box 886	Great Falls	59403-0886	452-1315
Great Falls	Opportunities Inc.	JoAnne McLean	905 1st Ave N	Great Falls	59401	761-0310
Great Falls	Rescue Mission		326 2nd Ave S	Great Falls	59401	761-2653
Great Falls	St. Vincent de Paul Society	Allan Ridgely	500 Central Ave W	Great Falls	59401	761-0870
Hamilton	Haven House		115 State St PO Box 1343	Hamilton	59840	363-2450
Hamilton	Ravalli County Ministerial Association	Rev. Stephen D. VanGilder	171 Lewis Ln	Hamilton	59840	363-2964
Hamilton	Supporters of Abuse Free Environments, Inc.	Catherine Bargas	PO Box 534	Hamilton	59840	363-2793
Havre	North Havre Community Services Inc. Food Bank	Cindi Murphy	453 7th Ave N PO Box 1667	Havre	59501	265-2007
Havre	Salvation Army	Cpt Chris Giffey-Brohaugh	605 2nd	Havre	59301	265-6411
Helena	Helena Food Share	Sandy Penrod	PO Box 943	Helena	59624-0943	443-3663
Helena	Salvation Army	Laurie Kirk, Jr.	1531 National PO Box 504	Helena	59624	442-4032

Kalispell	7 Food Pantry	Rebecca L. Briggman	106 Sixth Ave W	Kalispell	59901	762-3663
Kalispell	Salvation Army	Major James R Goodwin	204 7th Ave W	Kalispell	69901	267-4387
Laurel	Community Hope	B King	13 Pennsylvania Ave	Laurel	59044	628-7281
Lewistown	Lewistown Food Bank/Community Cupboard	Dave McConnel	512 W Broadway	Lewistown	59467	538-3722
Lewistown	Ministerial Association	Pastor Earl Evans	512 W Broadway	Lewistown	59467	638-8766
Libby	County Indigency Office		418 Mineral Ave	Libby	59923	293-7781
Libby	Food Pantry	Mervyn & Velma Fenimore	101 E Lincoln Blvd	Libby	59923	293-3332
Libby	Ministerial Association	Tip Harwood	106 E Cedar	Libby	59923	293-6556
Libby	Salvation Army	Laura	Lincoln County Sheriff's Dept	Libby	59923	293-7781
			612 California Ave			
Missoula	Family Food Assistance Program	Janise Crane	1106 W Broadway	Missoula	59802	
Missoula	Missoula Food Bank	Bill Carey	219 S 3rd W	Missoula	59801-2523	549-0643
Missoula	Poverello Center	Ann Kovis	536 Ryman	Missoula	59807	728-1809
			PO Box 7644			
Missoula	Salvation Army	Nancy O'Connell	339 W Broadway	Missoula	59802	549-0710
Poison	Ministerial Association/New Life Christian Church	Gerry Ouellette	101 7th Ave W	Poison	59860	883-6160
Townsend	Broadwater Human Services		124 N Cedar	Townsend	59644	
			PO Box 489			
W Yellowstone	Commodity/Food Distribution	Teresa Flanagan	236 Yellowstone Ave	W Yellowstone	59768	646-7311
			PO Box 626			
W Yellowstone	Social Service Center	Teresa Flanagan	PO Box 626	W Yellowstone	59768	646-7311
			236 Yellowstone Ave			
Wolf Point	Ministerial Association	Father Steve Zabrocki	PO Box 282	Wolf Point	59201	653-2610

DAY SHELTERS

LOCATION	FACILITY	CONTACT	ADDRESS	CITY	ZIP	PHONE
Billings	Hub (The)	Joy Hettinger	516 N 27th	Billings	59101	248-4803
Billings	Mental Health Center - Region III	Bob Ross	1246 N 29th St	Billings	59103	262-6668
			PO Box 219			
Billings	Montana Rescue Mission - Women/Family Shelter	Gary Drake	2520 First Ave N	Billings	59101	269-3800
			PO Box 3232			
Billings	Montana Rescue Mission/Men's Shelter	Gary Drake	2822 Minnesota Ave	Billings	59101	269-3800
			PO Box 3232			
Billings	Rainbow House	Peggy Hough	926 N 18th St	Billings	59101	262-7861
Billings	Regional Services	Rhoda Miller	2110 Overland Ave	Billings	59102	662-5443
Bozeman	Rocky Mountain Horizons Mental Health Services	Joni Patterson-Croskey	211 N Grand	Bozeman	59716	586-4090
Dillon	Beaver House	Richard Thomas	236 E Reeder St	Dillon	59726	683-2200
Great Falls	Golden Triangle Community Mental Health Center	Linda Hatch	Holiday Village Mall	Great Falls	59403	761-2100
			PO Box 3089			
Great Falls	Great Falls Rescue Mission	Joe Thompson	326 2nd Ave S	Great Falls	59403-0127	761-2653
			PO Box 127			
Great Falls	Mercy Home	Linda Franz	PO Box 886	Great Falls	59403-0886	462-1315
Great Falls	Salvation Army Hospitality House	Bill Loy	317 2nd Ave S	Great Falls	59403	727-9611
			PO Box 2686			
Havre	Bear Paw House	Joe Uhl	110 W 13th St	Havre	59501	266-9639
			PO Box 1668			
Helena	Mental Health Services, Inc. - Region IV	Stuart Klein	512 Logan	Helena	59601	442-0640
Helena	Montana House	Linda Wagner	422 N Last Chance Gulch	Helena	59601	449-2599
Helena	West-Mont Home Habilitation Services	Tim Plaska	2626 Colonial	Helena	59601	443-4140
			PO Box 6069			
Kalispell	Friendship House Adult Care Inc.		606 2nd Ave W	Kalispell	59901	267-8376
Kalispell	Lamplighter House	Candace Butler	1740 Hwy 93 S	Kalispell	59901	267-1336
Livingston	Mountain House	Nancy Meyers	PO Box 119	Livingston	59047	222-8202
Miles City	Eastern MT Community Mental Health Center	Frank Lane	2508 Wilson	Miles City	59301	232-0234
			PO Box 1630			
Missoula	Poverello Center	Ann Kovis	536 Ryman	Missoula	59807	728-1809
			PO Box 7644			
Missoula	River House	Sharon Brogan	337 Stephens	Missoula	59801	721-3600
Missoula	Western Montana Mental Health Center	Paul Meyer	T-9 Fort Missoula	Missoula	59801-7298	728-6817

WORK SHELTERS

LOCATION	FACILITY	CONTACT	ADDRESS	CITY	ZIP	PHONE
Billings	Montana Rescue Mission - Women/Family Shelter	Gary Drake	2520 First Ave N	Billings	59101	269-3800
			PO Box 3232			
Billings	Montana Rescue Mission/Men's Shelter	Gary Drake	2822 Minnesota Ave	Billings	59101	269-3800
			PO Box 3232			
Bozeman	Reach Inc.	Rob Tallon	2134 Industrial Dr	Bozeman	59716	587-1271
Conrad	Northern Gateway Enterprises, Inc.	Dan Richmond		Conrad	59425	278-3238
Helena	Helena Industries		1326 Helena Ave	Helena	59601-4428	442-8632
Lewistown	Snowy Mountain Industries		PO Box 1013	Lewistown	59457	638-6130
Libby	Lincoln County Sheltered Workshop	Jim Tackes	101 Mineral Ave	Libby	59923	293-8848
Malta	Malta Opportunities Inc.	Brenda Bagley	PO Box 819	Malta	59638	664-2682
Missoula	Job Quest	Shannon Parker	618 S Higgins Ave	Missoula	59801-2734	643-0023
Missoula	Opportunities Inc.	Ken Brown	2821 Russell	Missoula	59801	721-2930
Plains	Little Bitterroot Special Services		103 W Lynch	Plains	59869	826-3689
Poplar	New Life Mission	Mike Boyd	PO Box 1697	Poplar	59255	788-3696
Ronan	Mission Mountain Enterprises	Graydon D Mot	330 Main St SW	Ronan	59864	676-2563
Shelby	Northern Gateway Enterprises, Inc.	Theresa Hale	216 6th Ave N	Shelby	59474	434-6042

SOCIAL SERVICES

LOCATION	FACILITY	CONTACT	ADDRESS	CITY	ZIP	PHONE
Billings	Dept of Family Services/Transitional Center		1104 Sunnyside Lane	Billings	59101	262-9338
Billings	District VII Human Resource Development Council	LaVonne Peck	17 N 31st	Billings	59101	248-1477
			PO Box 2016			
Billings	Horizon Home	Sally McGovern	4105 26th St	Billings	59101	
			PO Box 36500-207			
Billings	Hub (The)	Joy Hettinger	615 N 27th	Billings	59101	248-4803
Billings	Independent Living for Today and Tomorrow		3304 2nd Ave N	Billings	59101	269-6181
Billings	Montana People's Action	Dennis McCord	630 27th St S	Billings	59101	246-6106
Billings	Montana Rescue Mission/Men's Shelter	Gary Drake	2822 Minnesota Ave	Billings	59101	269-3800
			PO Box 3232			
Billings	Rainbow House	Peggy Hough	926 N 18th St	Billings	59101	262-7861
Billings	Tumbleweed Runaway Program	Leslie Bracy	300 N 26th Suite 104	Billings	59101-1320	269-2668
Billings	Youth Services Center	Jo Acton	4105 26th St	Billings	59107-0866	256-6826
			PO Box 30866			
Bozeman	District IX Human Resource Development Council	Caren Couch	321 E Main - Suite 300	Bozeman	59715	687-4486
Bozeman	Rocky Mountain Horizons Mental Health Services	Joni Patterson-Croskey	211 N Grand	Bozeman	59715	686-4090
Butte	Gilder House	Tom Herzog/Barbara Mueske	2460 Kossuth	Butte	59701	723-7104
Butte	Silver House	Barbara Mueske	106 W Broadway	Butte	59701	723-4033
Conrad	Northern Gateway Enterprises, Inc.	Dan Richmond		Conrad	59425	278-3238
Dillon	Beaver House	Richard Thomas	236 E Reeder St	Dillon	59725	683-2200
Great Falls	Children's Receiving Home	Lori McAdam	PO Box 1061	Great Falls	59403	727-4842
Great Falls	Gateway	Gary Lewis	1118 First Ave N	Great Falls	59401	761-2104
Great Falls	Golden Triangle Community Mental Health Center	Linda Hatch	Holiday Village Mall	Great Falls	59403	761-2100
			PO Box 3089			
Great Falls	Group Homes	Gary Lewis	Holiday Village Mall	Great Falls	59403	761-2104
			PO Box 3089			
Great Falls	Langel House	Gary Lewis	1109 2nd Ave N	Great Falls	59401	761-2104
Great Falls	Missouri River Youth Home	Jim Hughes	PO Box 3066	Great Falls	59403	761-2135
Great Falls	New Directions Mental Health Day Center	Gary Lewis	621 First Ave S	Great Falls	59401	761-2104
Great Falls	North Central Independent Living Center		Suite 201	Great Falls	59405	462-9834
			104 2nd St S			
Great Falls	Opportunities Inc.	JoAnne McLean	905 1st Ave N	Great Falls	59401	761-0310
Great Falls	Opportunity House	Curt Campbell	PO Box 2289	Great Falls	59403	761-0310
Great Falls	Passages	Gary Lewis	704 5th Ave N	Great Falls	59401	761-2104
Great Falls	Runaway Attention Home	Jean Corrigan	618 3rd Ave N	Great Falls	59403	452-7672
			PO Box 606			
Great Falls	Youth Evaluation Program	Terri Young	4212 Third Ave S	Great Falls	59401	452-1792
Hamilton	Summit Independent Living Center		Suite 7	Hamilton	59840	363-5242
			610 N First St			
Hamilton	Supporters of Abuse Free Environments, Inc.	Catherine Bargas	PO Box 534	Hamilton	59840	363-2793
Helena	Connections	Bill Myhre	438 Last Chance Gulch	Helena	59601	442-0340
Helena	Friendship Center	Matthew Dale	1503 Gallatin	Helena	59601	442-6800
Helena	Helena Community Support Services	Jeff Sturm	422 N Last Chance Gulch	Helena	59601	442-7151
Helena	Mental Health Services, Inc. - Region IV	Stuart Klein	612 Logan	Helena	59601	442-0640
Helena	Montana Independent Living Project		38 S Last Chance Gulch	Helena	59601	233-0806
Helena	New Visions	Linda Wagner	1101 Missoula Ave	Helena	59601	443-4922
Helena	YMCA	Debbie Patch/Clark Gilbert	1200 N Last Chance	Helena	59601	442-9622
Kalispell	Faith Works, Inc.	John Kestell/Bill Davison	24 1st Ave W	Kalispell	59903	752-5803
			PO Box 261			
Kalispell	HUD Homeless Prevention	Sandy Center	8 First St E	Kalispell	59904-8300	752-6566
			PO Box 8300			
Kalispell	Harbinger House	Candace Butler	601 3rd Ave E	Kalispell	59901	267-7671
Kalispell	Lamplighter House	Candace Butler	1740 Hwy 93 S	Kalispell	59901	267-1336
Kalispell	NW Montana Human Resources, Inc.	Judy Filler	PO Box 8300	Kalispell	59101	762-6566
Kalispell	Safe House	Candace Butler	1740 Hwy 93 S	Kalispell	59901	267-1336
Kalispell	Summit Independent Living Center		Suite 901	Kalispell	59901	267-0048
			276 Corporate Way			
Libby	Opportunity Resources Inc	Kathleen Redman	307 Main Ave	Libby	59923	293-7336
			PO Box 928			
Livingston	Mountain House	Nancy Meyers	PO Box 119	Livingston	59047	222-8202
Miles City	Clark Street Inn	Linda S. Holom	2607 Main St	Miles City	59301	232-1856
Miles City	Eastern MT Community Mental Health Center	Frank Lane	2508 Wilson	Miles City	59301	232-0234
			PO Box 1530			
Missoula	District XI Human Resources Development Council	Jim Morton	617 S Higgins	Missoula	59801	728-3710
Missoula	Job Quest	Shannon Parker	618 S Higgins Ave	Missoula	59801-2734	543-0023
Missoula	Missoula Indian Center	Bill Walls	Suite A	Missoula	59802	329-3373
			2300 Regent St			
Missoula	Montana People's Action	Jim Fleischman	208 E Main St	Missoula	59802	728-6297
Missoula	Opportunities Inc.	Ken Brown	2821 Russell	Missoula	59801	721-2930
Missoula	Refugee Assistance Corporation	Donna Emery	1280 S 3rd	Missoula	59801	721-5052
Missoula	River House	Sharon Brogan	337 Stephens	Missoula	59801	721-3600
Missoula	Stepping Stones		601 S Higgins Ave	Missoula	59801	542-1063
Missoula	Summit Independent Living Center	David Gentry	1280 S Third St W	Missoula	59801	728-1630
Missoula	Turning Point	Peg Shea	Suite 101	Missoula	59801	543-8623
			500 N Higgins Ave			

Missoula	Western Montana Mental Health Center	Paul Meyer	T-9 Fort Missoula	Missoula	59801-7298	728-6817
Missoula	YWCA Domestic Violence Assistance Center	Kelly Slattery-Robinson	1130 W Broadway	Missoula	59802	642-1944
Polson	Safe Harbour		PO Box 42	Polson	59860	893-6221
Ronan	Summit Independent Living Center	Patrick Gowen	318 Main St	Ronan	59864	678-0190
Ronan	Tribal Human Services ASAP	Gary Newman	128 W Round Butte Rd	Ronan	59864	676-2600
Shelby	Northern Gateway Enterprises, Inc.	Theresa Hale	216 6th Ave N	Shelby	59474	434-5042
Sidney	Action for Eastern Montana/Council on Aging	Shelly Rosaaen	221 6th St SW	Sidney	59270	482-3701
Stevensville	Genesis House	Jean Bailou	PO Box 360	Stevensville	59870	728-6817
W Yellowstone	Social Service Center	Teresa Flanagan	PO Box 626	W Yellowstone	59768	646-7311
			236 Yellowstone Ave			

Table 1.26, below, presents a more specific inventory of entities providing social service programs and other assistance designed to prevent low-income persons from becoming homeless. Examples of assistance include such things as the Low-Income Energy Assistance Program (LIEAP), weatherization programs, and consumer credit counseling.

TABLE 1.26
SOCIAL SERVICE PROGRAMS
TO PREVENT LOW-INCOME PERSONS FROM BECOMING HOMELESS

LOCATION	FACILITY	CONTACT	ADDRESS	CITY	ZIP	PHONE
Billings	Billings Food Bank	Sheryl Shandy	2112 4th Ave N	Billings	59101	269-2888
Billings	Hub (The)	Joy Hettinger	616 N 27th	Billings	59101	248-4803
Billings	Independent Living for Today and Tomorrow		3304 2nd Ave N	Billings	59101	269-5181
Billings	Montana People's Action	Dennis McCord	630 27th St S	Billings	59101	245-6106
Billings	Rainbow House	Peggy Hough	926 N 18th St	Billings	59101	262-7861
Billings	Salvation Army	Major Rex McCulley	2100 6th Ave N	Billings	59101	245-4669
Billings	St Vincent De Paul	Harold Merchant/Don Foster	2610 Minnesota Ave	Billings	59101	248-1411
Bozeman	Bozeman Food Bank	Sally Owens	803 N Wallace	Bozeman	59715	686-7600
Bozeman	Help Center	Wendy Visscher	421 E Peach	Bozeman	59716-3029	686-3333
Butte	Alcoholic Treatment Center	Mental Health Service, Inc.	2500 Continental	Butte	59701	723-6489
Butte	Butte Emergency Food Bank		602 E Aluminum	Butte	59701	782-6230
			PO Box 54			
Butte	Salvation Army		121 E Broadway	Butte	59701	782-2944
Dillon	Beaver House	Richard Thomas	236 E Reeder St	Dillon	59725	683-2200
Ekalaka	Food Bank		PO Box 316	Ekalaka	59324	776-8761
Glendive	Food Bank	Donna Micheletto	111 W Bell	Glendive	59330	366-3364
Great Falls	Community Help Line	Sandi Filipowicz	113 6th St N	Great Falls	59403	761-6010
Great Falls	New Directions Mental Health Day Center	Gary Lewis	621 First Ave S	Great Falls	59401	761-2104
Great Falls	North Central Independent Living Center		Suite 201	Great Falls	59406	452-9834
			104 2nd St S			
Great Falls	St. Vincent de Paul Society	Allan Ridgely	500 Central Ave W	Great Falls	59401	761-0870
Hamilton	Summit Independent Living Center		Suite 7	Hamilton	59840	363-6242
			610 N First St			
Havre	Bear Paw House	Joe Uhl	110 W 13th St	Havre	59601	266-9639
			PO Box 1668			
Havre	Feed My Sheep Community Soup Kitchen	Nancy Evans	611 2nd St	Havre	59601-0223	266-1629
			PO Box 223			
Havre	North Havre Community Services Inc. Food Bank	Cindi Murphy	463 7th Ave N	Havre	59601	266-2007
			PO Box 1667			
Helena	Connections	Bill Myhre	438 Last Chance Gulch	Helena	59601	442-0340
Helena	Good Samaritan Thrift Store	Pearl Spurgeon	1403 N Cooke	Helena	59801	442-0780
Helena	Helena Community Support Services	Jeff Sturm	422 N Last Chance Gulch	Helena	59601	442-7161
Helena	Helena Food Share	Sandy Penrod	PO Box 943	Helena	59624-0943	443-3663
Helena	Helena Industries		1326 Helena Ave	Helena	59601-4428	442-8632
Helena	Lewis & Clark AIDS Project	Julie O'Connor	PO Box 832	Helena	59601	449-1367
Helena	Montana Independent Living Project		38 S Last Chance Gulch	Helena	59601	233-0806
Helena	New Visions	Linda Wagner	1101 Missoula Ave	Helena	59601	443-4922
Helena	YMCA	Debbie Patch/Clark Gilbert	1200 N Last Chance	Helena	59601	442-9622
Kalispell	7 Food Pantry	Rebecca L. Briggmann	106 Sixth Ave W	Kalispell	59901	762-3663
Kalispell	Community Kitchen		348 2nd Ave W	Kalispell	59901	762-7337
Kalispell	Firat Call for Help/HELPNET	Sherry Wolf	PO Box 2969	Kalispell	59901	332-8426
Kalispell	HUD Homeless Prevention	Sandy Center	8 First St E	Kalispell	59904-8300	762-6566
			PO Box 8300			
Kalispell	Lampighter House	Candace Butler	1740 Hwy 93 S	Kalispell	59901	267-1336
Kalispell	Summit Independent Living Center		Suite 901	Kalispell	59901	267-0048
			276 Corporate Way			

Laurel	Community Hope	6 King	13 Pennsylvania Ave	Laurel	59044	628-7281
Lewistown	Lewistown Food Bank/Community Cupboard	Dave McConnel	512 W Broadway	Lewistown	59457	638-3722
Libby	Food Pantry	Mervyn & Velma Fenimore	101 E Lincoln Blvd	Libby	59923	293-3332
Libby	Lincoln County Sheltered Workshop	Jim Tackes	101 Mineral Ave	Libby	59923	293-8848
Libby	Mental Health Center	Nancy Doriot, Supervisor	716 California Ave	Libby	59923	293-8746
Libby	Opportunity Resources Inc	Kathleen Redman	307 Main Ave	Libby	59923	293-7336
			PO Box 928			
Livingston	Mountain House	Nancy Meyers	PO Box 119	Livingston	59047	222-8202
Missoula	Family Food Assistance Program	Janise Crane	1106 W Broadway	Missoula	59802-	
Missoula	First Call For Help	Jim Morton	617 S Higgins	Missoula	59801	549-5555
Missoula	Job Quest	Shannon Parker	618 S Higgins Ave	Missoula	59801-2734	543-0023
Missoula	Missoula Food Bank	Bill Carey	219 S 3rd W	Missoula	59801-2623	549-0643
Missoula	Missoula Indian Center	Bill Walls	Suite A	Missoula	59802	329-3373
			2300 Regent St			
Missoula	Montana People's Action	Jim Fleischman	208 E Main St	Missoula	59802	728-6297
Missoula	Refugee Assistance Corporation	Donna Emery	1280 S 3rd	Missoula	59801	721-5052
Missoula	River House	Sharon Brogan	337 Stephens	Missoula	59801	721-3600
Missoula	Stepping Stones		501 S Higgins Ave	Missoula	59801	542-1063
Missoula	Summit Independent Living Center	David Gentry	1280 S Third St W	Missoula	59801	728-1630
Missoula	Turning Point	Peg Shea	Suite 101	Missoula	59801	543-8623
			500 N Higgins Ave			
Polson	Ministerial Association/New Life Christian Church	Gerry Ouellette	101 7th Ave W	Polson	59860	883-5160
Ronan	Summit Independent Living Center	Patrick Gowen	318 Main St	Ronan	59864	676-0190
Ronan	Tribal Human Services ASAP	Gary Newman	128 W Round Butte Rd	Ronan	59864	676-2500
Sidney	Action for Eastern Montana/Council on Aging	Shelly Rosaaen	221 5th St SW	Sidney	59270	482-3701
Townsend	Broadwater Human Services		124 N Cedar	Townsend	59644-	
			PO Box 489			
W Yellowstone	Commodity/Food Distribution	Teresa Flanagan	236 Yellowstone Ave	W Yellowstone	59758	646-7311
			PO Box 626			
W Yellowstone	Social Service Center	Teresa Flanagan	PO Box 626	W Yellowstone	59758	646-7311
			236 Yellowstone Ave			

iii. INVENTORY OF SUPPORTIVE HOUSING FOR NON-HOMELESS PERSONS WITH SPECIAL NEEDS

Through the same process described in Part ii above, data was gathered on housing facilities and services available throughout Montana for non-homeless persons with special needs. Included in the tables below are supportive housing facilities and services such as group homes, single-room occupancy units, or other housing units that include a planned service component to facilitate independent living. The special groups for which housing data was gathered include the elderly, victims of domestic abuse, mentally ill persons, developmentally disabled persons, the physically handicapped, persons needing substance abuse treatment, medical care housing, and assistance for persons with AIDS.

The *Housing Information Clearinghouse* database contains additional information on the nature and extent of services provided through each facility or service organization (e.g., number and types of facilities, and the general nature and extent of social service programs for assisting residents toward maintaining an independent living environment. Individuals or organizations interested in locating funding sources, housing, or housing-related services geared to a target population may request a database search using specific *key words* (e.g., homeless, elderly, physically handicapped). An individual report can be printed for each program meeting the search criteria.²⁴

²⁴ To request a database search of the *Housing Information Clearinghouse*, or to provide additional information on programs or services not listed in this CHAS document, contact: CHAS Coordinator, Housing Assistance Bureau, Montana Department of Commerce, 1424 Ninth Avenue, PO Box 200545, Helena, Montana 59620-0545, (406) 444-0092.

Table 1.27, below, provides data related to program services and housing facilities for the elderly. Table 1.28 presents the same information for other special needs groups.

**TABLE 1.27
HOUSING FACILITIES AND SERVICES
FOR THE ELDERLY**

ELDERLY								
LOCATION	FACILITY	CONTACT	ADDRESS	CITY	ZIP	PHONE	UNITS	CAPACITY
Absarokee	Homestead Lodge	FmHA District II	Bldg A Suite 6 1629 Ave D	Billings	59102	667-6297	32	
Anaconda	Anaconda Housing Authority		10 Main St PO Box 1360	Anaconda	59711-1360	663-2921	170	
Anaconda	Hearthstone	Fred McDonald	400 Oak St	Anaconda	59711	663-5232	100	
Augusta	Elk Creek Lodge	FmHA District I	5116 Hwy 93 S	Missoula	59801	261-6047	8	
Baker	Prairie Manor Apts		Montana Ave	Baker	59313	778-2936	16	30
Belgrade	Colorado Apartments	FmHA District II	Bldg A Suite 6 1629 Ave D	Billings	59102	667-6297	8	
Belt	Golden Valley Homes	Ed Nevala	214 Belt Creek Rd	Belt	59412	277-3272	22	22
Big Sandy	Centennial Lodge	FmHA District IV	Westgate Mall PO Box 6061	Great Falls	59403	761-4077	12	
Big Timber	Sweet Grass Village	FmHA District II	Bldg A Suite 6 1629 Ave D	Billings	59102	667-6297	24	
Bigfork	Crestview Apartments	FmHA District I	5116 Hwy 93 S	Missoula	59801	261-6047	16	
Billings	Big Sky Apartments	Mr. Bennett	720 N 18th St	Billings	59101	246-3989	80	
Billings	Frazer Towers	Art/Karen	716 S 28th St	Billings	59101	262-3311	64	
Billings	Guadalupe Gardens	Mary Lanch	Apt 14 640 S 28th St	Billings	59101	262-7823	20	
Billings	Phyllis Circle	Housing Authority of Billings	2416 First Ave N	Billings	59101	246-6391	30	
Billings	Pleasant View Apartments	S. Lewis	826 Ave D	Billings	59101	248-4111	101	
Billings	Ponderosa Acres	Ginny	1301 Industrial	Billings	59101	246-3197	121	
Billings	Prairie Towers	Gary/Jay	726 N 25th St	Billings	59101	248-3377	109	
Billings	Sage Towers	Mr. Corey	116 N 24th St	Billings	59101	248-1060	111	
Billings	South Forty	Ron/Lenore	769 Fallow Ln	Billings	59101	666-3960	101	
Billings	St. John's Lutheran Retirement Home		3940 Rimrock Rd	Billings	59101	666-2710	117	
Billings	Western View Apartments	Lynn	2604 Phyllis Ln	Billings	59101	666-7194	84	
Bozeman	Darlington Manor		600 N 5th St	Bozeman	59716	687-2981	100	
Bozeman	Legion Villa	Una Mae Schlack	1215 W Durston	Bozeman	59716	687-7612	60	72
Bridger	Campbell Courts	FmHA District II	Bldg A Suite 6 1629 Ave D	Billings	59102	667-6297	18	
Butte	Columbus Plaza	Michael J Courtney	1616 Oregon Ave	Butte	59701	782-0090	138	
Butte	Highland View Manor	Michael J. Courtney	1616 Oregon Ave	Butte	59701	782-0090	60	
Butte	Leggatt Apartments	Ernest R. Burby	Butte Public Housing Auth 60 W Broadway	Butte	59701	782-6461	30	60
Butte	New Hope Apartments		701 Hobson	Butte	59701	494-8373	9	
Butte	Rosalie Manor	Ernest R. Burby	Butte Public Housing Auth Front & Main Streets	Butte	59701	782-6461	66	
Butte	Sunset Silver Bow Apartments		2826 Farragut	Butte	59701	494-7038	66	
Cascade	Quiet Day Manor	Harold & Rose Pipinich	200 4th Ave N	Cascade	59421	468-9369	20	
Chester	Sweetgrass Lodge	Shirley Peck	603 1st W	Chester	59622	769-6400	40	
Chinook	Grande Villa	Edythe F. Zschoche	301 Pennsylvania PO Box 729	Chinook	59623	367-2809	41	
Chinook	Hillcrest Apartments	Dick King	126 Ohio St	Chinook	59623	367-3770	12	32
Chinook	Thackeray's Corner Apartments	May Thackeray	200 Pennsylvania	Chinook	59623	367-3214	9	
Choteau	Skyline Lodge		424 7th Ave NW RR 2, Box 62	Choteau	59422	466-2062	60	80
Choteau	Sunset Court Apartments	Bernice Calvert	PO Box 921	Choteau	59422	466-2609	16	
Columbia Falls	Columbia Arms	FmHA District I	5116 Hwy 93 S	Missoula	59801	261-6047	12	
Columbia Falls	Mountain View Court I	FmHA District I	5116 Hwy 93 S	Missoula	59801	261-6047	24	
Columbia Falls	Mountain View Court II	FmHA District I	5116 Hwy 93 S	Missoula	59801	261-6047	8	
Columbus	Columbus Apartments	FmHA District II	Bldg A Suite 6 1629 Ave D	Billings	59102	667-6297	8	
Columbus	Sage Apartments	FmHA District II	Bldg A Suite 6 1629 Ave D	Billings	59102	667-6297	12	
Conrad	Horizon Lodge	Stephen Stanley	701 S Wisconsin St	Conrad	59426	278-3233	84	
Corvallis	Meadow Brook Court		221 Willow Creek Rd	Corvallis	59828	363-1373	12	
Corvallis	Willow Creek Apartments	Corner Stone Realty	233 Willow Creek Rd	Corvallis	59828	363-3000	4	
Culbertson	Culbertson Senior Housing	FmHA District III	98 Hwy 2 E	Glasgow	59230	228-4226	8	
Culbertson	Lake Apartments	Clint Jacobs	Box 614	Culbertson	59218	787-6866	4	
Cut Bank	Cut Bank Hotel Apartments	Buster Rutten	27 W Main St	Cut Bank	59427	873-4493	20	
Cut Bank	Cut Bank Villae	Jim Hayes	33 First Ave SE	Cut Bank	59427	873-6265	19	42
Cut Bank	Glacier Ridge	Diane Fugle	620 2nd St. SE	Cut Bank	59427	873-6271	36	

Cut Bank	Hilltop		229 2nd Ave SE	Cut Bank	59427	873-4073	42	
Darby	Darby Apartments	FmHA District I	5115 Hwy 93 S	Missoula	59801	251-6047	8	
Deer Lodge	La Vatta Villa		714 Milwaukee Ave	Deer Lodge	59722	848-2803	24	
Dillon	Bicentennial Apartments	David Leap	76 W Center	Dillon	59726	683-2727	60	
Dillon	Brookside Villa	FmHA District I	5115 Hwy 93 S	Missoula	59801	251-6047	24	
Dutton	Sunshine Trail	FmHA District IV	Westgate Mall PO Box 5051	Great Falls	59403	761-4077	10	
East Helena	East Helena Apartments	FmHA District I	5115 Hwy 93 S	Missoula	59801	251-8047	16	
Ekalaka	Carter Manor Center	Andy Kortum	Main Street	Ekalaka	59324	775-8473	12	24
Eureka	Ksanka View Court I	FmHA District I	5115 Hwy 93 S	Missoula	59801	251-6047	16	
Eureka	Ksanka View Court II	FmHA District I	5115 Hwy 93 S	Missoula	59801	251-6047	8	
Fairfield	Fair-Mont	FmHA District IV	Westgate Mall PO Box 5051	Great Falls	59403	761-4077	8	
Fairfield	Teton Court	FmHA District IV	Westgate Mall PO Box 5051	Great Falls	59403	761-4077	12	
Fairview	Fairview Senior Citizen Apartments	FmHA District III	98 Hwy 2 E	Glasgow	59230	228-4226	8	
Fairview	Fairview Senior Citizen Apartments II	FmHA District III	98 Hwy 2 E	Glasgow	59230	228-4226	8	
Fallon	Schwartz Apartments		5th Whittier Ave	Fallon	59326	637-5895	4	
Forsyth	Rosebud Village	FmHA District II	Bldg A Suite 6 1629 Ave D	Billings	59102	657-6297	24	
Forsyth	Rosebud Village II	FmHA District II	Bldg A Suite 6 1629 Ave D	Billings	59102	657-6297	24	
Fort Benton	Sunrise Bluff Estates		711 21st St	Fort Benton	59442	622-5443	60	
Glasgow	Nemont Manor	Sam Allie	1100 4th Ave S	Glasgow	59230	228-4306	100	
Glasgow	Valley View Home		1225 Perry Lane	Glasgow	59230	228-2461	1	98
Glendive	Prairie West Apartments	FmHA District III	98 Hwy 2 E	Glasgow	59230	228-4226	24	
Glendive	Schwartz Apartments	Leona Sell	218 2nd St	Glendive	59330	365-8213	4	
Great Falls	Austin Hall	Kevin Hager	Great Falls Housing Auth 1500 6th Ave S	Great Falls	59405	453-4311	34	
Great Falls	Buchanan Enterprises	Judy Peterson	Top Floor/New Heritage Bank 120 First Ave N	Great Falls	59401	761-0372	248	
Great Falls	Downtownner	Nina Compher	100 Central Ave	Great Falls	59401	761-1444	26	111
Great Falls	Eagles Manor	Judy Lindquist	9th St and 16th Ave S	Great Falls	59401	453-6521	141	
Great Falls	Great Falls Housing Authority	Kevin Hager	1500 6th Ave S	Great Falls	59405	453-4311	490	
Great Falls	Parkview Apartments	Darlene	605 Fifth Ave NW	Great Falls	59401	454-2011	84	
Great Falls	Quality Life Concepts Inc.	Amy Taub	600 6th St NW PO Box 2506	Great Falls	59401	452-9531	12	79
Great Falls	Rainbow House		626 13th Ave S	Great Falls	59401	761-0372	40	
Great Falls	Soroptimist Village	Richard Sullivan	2400 13th Ave S	Great Falls	59401	452-3755	60	72
Great Falls	Sunshine Village		600 13th Ave S	Great Falls	59401	761-0372	111	
Great Falls	Viata Villa Apts	Pat	100 7th St S	Great Falls	59401	452-9621	96	
Hamilton	Bitterroot Manor	Ben Stearns	401 N 10th St	Hamilton	59840	363-6698	60	
Hamilton	Discovery Care Center	Patricia Sjolie	601 N Tenth	Hamilton	59840	363-2273	20	
Hamilton	Marcus Daly Apartments	Cardinal	215 S 4th St	Hamilton	59840	363-4430		
Hamilton	Parkside Apartments	Joan or Allan Ponton	121 State St	Hamilton	59840	363-4665	24	
Hamilton	Ravalli Services Corporation		Ne 111 Old Corvallis Rd	Hamilton	59840	363-5400	2	14
Hamilton	Sapphire Homes, Inc.	Lyn McKer	501 N Tenth	Hamilton	59840	363-2800	24	56
Hamilton	Sapphire Lutheran Homes	Lyn McKer	501 N Tenth	Hamilton	59840	363-2800	40	80
Hamilton	Terrace Apartments	FmHA District I	5115 Hwy 93 S	Missoula	59801	251-6047	20	
Hardin	Frontier Apartments	FmHA District II	Bldg A Suite 6 1629 Ave D	Billings	59102	657-6297	24	
Harlowton	Harlowton Apartments	FmHA District IV	Westgate Mall PO Box 5051	Great Falls	59403	761-4077	12	
Havre	District IV Human Resource Development Council	Diane Savasten	111 W 11th PO Box 1509	Havre	59501	265-6743	191	
Havre	Havre Eagles Manor		20 3rd St W	Havre	59501	265-5531	100	
Havre	Hillview Apartments	Carol Stein	1280 Tenth St W	Havre	59501	265-9441	52	
Helena	Eagles Manor #2	Ron & Barb Mortimore	720 Washington St	Helena	59601	442-0610	54	63
Helena	Helena Housing Authority		812 Abbey	Helena	59601	442-7970	366	
Helena	Helena Manor	Larry Maddock	2115 Missoula	Helena	59601	442-8840	73	
Helena	Helena Manor Addition	Larry Maddock	2115 Missoula	Helena	59601	442-8840	20	
Helena	Penkey Eagles Manor	Ron & Barb Mortimore	715 Fee St	Helena	59601	442-0610	66	81
Helena	Serendipity Apartments	Jack Spitzer	Power Block West 15 W Sixth Ave	Helena	59601	443-0558	24	
Helena	Sunset Capital Apartments	Thomasina Riddle	520 Logan	Helena	59601	442-2970	118	
Joliet	Pleasant View Apartments	FmHA District II	Bldg A Suite 6 1629 Ave D	Billings	59102	657-6297	12	
Jordon	Garfield County Nursing Home	April L. Milroy		Jordon	59337	567-2500	18	
Kalispell	Ashley Creek Courts	FmHA District I	5115 Hwy 93 S	Missoula	59801	251-6047	22	
Kalispell	Ashley Creek Courts II	FmHA District I	5115 Hwy 93 S	Missoula	59801	251-6047	16	
Kalispell	Ashley Creek Courts III	FmHA District I	5115 Hwy 93 S	Missoula	59801	251-6047	10	
Kalispell	Ashley Creek Courts IV	FmHA District I	5115 Hwy 93 S	Missoula	59801	251-6047	6	
Kalispell	Big Sky Manor		420 Liberty St	Kalispell	59901	755-7549	60	
Kalispell	Elms	Beverly Hubbard	330 3rd Ave W PO Box 1040	Kalispell	59903	257-9059	60	
Kalispell	Elms II	FmHA District I	5115 Hwy 93 S	Missoula	59801	251-6047	18	
Kalispell	Friendship House Adult Care Inc.		606 2nd Ave W	Kalispell	59901	257-8375	18	20

Kalispell	Glacier Manor		506 First Ave W	Kalispell	59901	755-7649	61	122
Kalispell	Kalispell Senior Apartments	Linda Stugelmeyer	320 Two Mile Dr	Kalispell	59901	756-0360	40	
Kalispell	Treasure State	FmHA District I	6115 Hwy 93 S	Missoula	59801	261-6047	38	
Kalispell	Treasure State Plaza		600 Liberty St	Kalispell	59901	755-7649	38	76
Kevin	Ridgecrest Manor	FmHA District IV	Westgate Mall PO Box 6061	Great Falls	59403	761-4077	8	
Lame Deer	Northern Cheyenne Housing Authority	Gene Sandwick	PO Box 327	Lame Deer	59043	477-8271	462	
Laurel	Frontier Apartments	FmHA District II	Bldg A Suite 6 1629 Ave D	Billings	59102	657-6297	24	
Laurel	Laurel Apartments	FmHA District II	Bldg A Suite 6 1629 Ave D	Billings	59102	657-6297	8	
Laurel	Laurel Gardens		313 8th Ave S	Laurel	59044	628-8129	30	60
Laurel	Spruce Grove Apartments	FmHA District II	Bldg A Suite 6 1629 Ave D	Billings	59102	657-6297	23	
Laurel	Spruce Grove II Apartments	FmHA District II	Bldg A Suite 6 1629 Ave D	Billings	59102	657-6297	27	
Lewistown	Lewistown Apartments	Maureen Snapp	311 McKinley	Lewistown	59457	638-2211	24	
Lewistown	Meadows Apartments	Glenda	Apt 37 603 Brassey	Lewistown	59457	638-8632	36	
Libby	Green Meadow Manor		403 Idaho St	Libby	59923	293-6661	34	
Libby	Green Spring Apartments	FmHA District I	6115 Hwy 93 S	Missoula	59801	261-6047	6	
Libby	Libby Care Center	Joan Croucher	308 E 3rd St	Libby	59923	293-6286	1	78
Libby	Treasure Manor	Lloyd Moe	Apt 29-C 610 Treasure Ave	Libby	59923	293-8624	32	42
Livingston	Miles Building	Josephine Oakley	107 S 2nd St	Livingston	59047	222-3644	40	
Livingston	Mountain View Village	FmHA District II	Bldg A Suite 6 1629 Ave D	Billings	59102	657-6297	24	
Livingston	Sherwood Inn	Shirley Bortz	325 Main St	Livingston	59047	262-3907	60	
Malta	Heritage Manor	FmHA District III	98 Hwy 2 E	Glasgow	59230	228-4226	20	
Manhattan	Gallantana Apartments	FmHA District II	Bldg A Suite 6 1629 Ave D	Billings	59102	657-6297	16	
Manhattan	Manhattan Apartments	FmHA District II	Bldg A Suite 6 1629 Ave D	Billings	59102	657-6297	6	
Medicine Lake	Lake Apartments	FmHA District III	98 Hwy 2 E	Glasgow	59230	228-4226	4	
Miles City	Group Home	FmHA District II	Bldg A Suite 6 1629 Ave D	Billings	59102	657-6297	4	
Miles City	Miles City Eagles Manor	Lonetta Lesh	1000 Palmer	Miles City	59301	232-5320	100	118
Missoula	Camelot		620 W Spruce	Missoula	59802	728-8624	76	
Missoula	Clark Fork Manor		301 W Front	Missoula	59802	721-2439	134	140
Missoula	District XI Human Resources Development Council	Jim Morton	617 S Higgins	Missoula	59801	728-3710	4	7
Missoula	Grandview Place		150 Grandview Way	Missoula	59803	261-3080	48	
Missoula	Missoula Manor		909 W Central	Missoula	59801	728-3210	163	
Missoula	Opportunities Inc.	Ken Brown	2821 Russell	Missoula	59801	721-2930	6	48
Plains	Clark Fork Apartments	FmHA District I	6115 Hwy 93 S	Missoula	59801	261-6047	8	
Plentywood	Montana Pioneer Manor	Harold DeSilva	North Sheridan	Plentywood	59254	766-1400	41	41
Plentywood	Sheridan Arms	FmHA District III	98 Hwy 2 E	Glasgow	59230	228-4226	8	
Polson	Cherry Hill Village	Margory Tibbets	400 Cherry Hill Ct	Polson	59860	883-3978	64	
Polson	Cherry Hill Village North	Marjory Tibbets	400 Cherry Hill Ct	Polson	59860	883-3978	28	
Polson	Lakeview Village	Ellen Courville	PO Box 1322	Polson	59860	883-2222	40	80
Red Lodge	Campbell Courts	Lewy Evans Jr.	602 S 4th St PO Box 497	Red Lodge	59068	446-1463	18	
Red Lodge	Frontier Apartments	FmHA District II	Bldg A Suite 6 1629 Ave D	Billings	59102	657-6297	24	
Richey	Prairie Manor	FmHA District III	98 Hwy 2 E	Glasgow	59230	228-4226	8	
Ronan	Maxwell Apartments	FmHA District I	6115 Hwy 93 S	Missoula	59801	261-6047	21	
Ronan	Special Citizen Apartments	FmHA District I	6115 Hwy 93 S	Missoula	59801	261-6047	8	
Roundup	Homes On The Range		902 3rd St E	Roundup	59072	323-1291	60	
Roundup	Tri-County I Apartments	FmHA District II	Bldg A Suite 6 1629 Ave D	Billings	59102	657-6297	8	
Scobey	Henderson Apartments I	FmHA District III	98 Hwy 2 E	Glasgow	59230	228-4226	8	
Scobey	Henderson Apartments II	FmHA District III	98 Hwy 2 E	Glasgow	59230	228-4226	4	
Scobey	Henderson Apartments III	FmHA District III	98 Hwy 2 E	Glasgow	59230	228-4226	6	
Scobey	Pioneer Apartments	FmHA District III	98 Hwy 2 E	Glasgow	59230	228-4226	18	
Scobey	Scobey Apartments		202 B St	Scobey	59263	487-2769	8	
Shelby	Crossroad Housing	FmHA District IV	Westgate Mall PO Box 6061	Great Falls	59403	761-4077	20	
Shelby	Crossroads Manor		206 6th St N	Shelby	59474		24	24
Shelby	Maries Manor		436 N Benton	Shelby	59474	434-6661	48	
Sheridan	Shermont Manor	FmHA District I	6115 Hwy 93 S	Missoula	59801	261-6047	12	
Sidney	Crestwood Inn	Claudia Waber	410 3rd Ave SW	Sidney	59270	482-3721	72	
St Ignatius	Mission Apartments	FmHA District I	6115 Hwy 93 S	Missoula	59801	261-6047	8	
Stanford	Judith Basin Manor	Clarence Halvorson	Apt 9 408 2nd Ave N	Stanford	59479	761-0372	20	
Stevensville	Burnt Fork Manor		309 11th St	Stevensville	59870	363-1373	30	
Stevensville	Charlo Apartments	FmHA District I	6115 Hwy 93 S	Missoula	59801	261-6047	8	
Superior	J Double A, Inc.	FmHA District I	6115 Hwy 93 S	Missoula	59801	261-6047	8	
Terry	Varna-McRae Village	FmHA District III	98 Hwy 2 E	Glasgow	59230	228-4226	8	

Thompson Falls	Lions Manor		1000 Maiden Lane	Thompson Falls	69873	827-3863	28
Three Forks	Heritage Apartments	FmHA District II	Bldg A Suite 6 1629 Ave D	Billings	69102	667-6297	6
Townsend	Homestead Manor	FmHA District I	6116 Hwy 93 S	Missoula	69801	261-6047	10
Townsend	Townsend Housing I	FmHA District I	6116 Hwy 93 S	Missoula	69801	261-6047	8
Townsend	Townsend Housing II	FmHA District I	6116 Hwy 93 S	Missoula	69801	261-6047	8
Troy	Golden Lion Manor		707 E Grant	Troy	69936	296-4669	20
Victor	Cedar Grove Apartments	Corner Stone Realty	760 Fifth Ave	Victor	69876	363-3000	4
Victor	Victor Apartments	FmHA District I	6116 Hwy 93 S	Missoula	69801	261-6047	4
Westby	Westby Manor I	FmHA District III	98 Hwy 2 E	Glasgow	69230	228-4226	4
Westby	Westby Manor II	FmHA District III	98 Hwy 2 E	Glasgow	69230	228-4226	8
Whitefish	Stone Creek Apartments	8ev Skates	863 Ashar	Whitefish	69937	862-6242	40
Whitefish	Whitefish Housing Authority	Judy Duff	100 4th St	Whitefish	69937	862-4143	60
Whitefish	Whitefish Manor	Rod Foster	1346 E 7th St	Whitefish	69937	862-6719	30
Whitehall	Coachman Court	FmHA District I	6116 Hwy 93 S	Missoula	69801	261-6047	16
Winnnet	Winnett Apartments	FmHA District IV	Westgate Mall PO Box 5061	Great Falls	69403	761-4077	6
Worden	Project I Apartments	FmHA District II	Bldg A Suite 6 1629 Ave D	Billings	69102	667-6297	8
Worden	Project II Apartments	FmHA District II	Bldg A Suite 6	Billings	69102	667-6297	12

TABLE 1.28
HOUSING FACILITIES and SERVICES
FOR SPECIAL NEEDS GROUPS

DOMESTIC ABUSE SHELTERS

LOCATION	FACILITY	CONTACT	ADDRESS	CITY	ZIP	PHONE	Units	Capacity
Billings	Gateway House For YWCA	Mary Ann Roberts	909 Wyoming Ave	Billings	69101		2	
Billings	Horizon Home	Sally McGovern	4106 26th St PO Box 35500-207	Billings	69101		1	8
Bozeman	Battered Women's Network		PO Box 762	Bozeman	59716-0752	686-4111	1	10
Bozeman	HRDC Housing Subsidies Program	Caren Couch	Bozeman Hotel 321 East Bozeman	Bozeman	59716	687-4486		
Butte	Safe Space For Battered Women		PO Box 694	Butte	69701	782-2111	12	
Glendive	Spouse Abuse Program		PO Box 606	Glendive	69330	366-6477		
Great Falls	Mercy Home	Linda Franz	PO Box 886	Great Falls	59403-0886	462-1316	1	26
Hamilton	Supporters of Abuse Free Environments, Inc.	Catherine Bargas	PO Box 634	Hamilton	69840	363-2793	3	
Havre	Haven	Yvonne Cottrel	PO Box 1509	Havre	69601	266-6743	1	
Helena	Friendship Center	Matthew Dale	1503 Gallatin	Helena	59601	442-6800	9	
Helena	YWCA	Chuck Dison	601 N Park Ave	Helena	59601	442-8774	29	
Lame Deer	Northern Cheyenne Housing Authority	Gene Sandwick	PO Box 327	Lame Deer	59043	477-8271	462	
Libby	Women's Help Line	Carol	PO Box 2	Libby	59923	293-3223	8	
Missoula	YWCA Domestic Violence Assistance Center	Kelly Slattery-Robinson	1130 W Broadway	Missoula	69802	642-1944	1	17
Plentywood	Crisis Center for Domestic & Sexual Abuse	Mary Petersen	PO Box 68	Plentywood	69264	766-2330		
Polson	Crisis Center	Lucille	PO Box 1158	Polson	59860	883-3360		
Polson	Safe Harbour		PO Box 42	Polson	59860	883-6221	1	
Poplar	New Life Mission	Mike Boyd	PO Box 1697	Poplar	69266	768-3696	1	15
Sidney	Richland Co. Coalition Against Domestic Violence		PO Box 822	Sidney	59270	482-7421		
Wolf Point	Salvation Army	Joann Forsness	HC33 Box 6036	Wolf Point	69201	663-2492		

MENTALLY ILL (see also service listing in Table 1.29)

LOCATION	FACILITY	CONTACT	ADDRESS	CITY	ZIP	PHONE	Units	Capacity
Butte	Rosalie Manor	Ernest R. Burby	Butte Public Housing Auth Front & Main Streets	Butte	69701	782-6461	66	
Chinook	Thackeray's Corner Apartments	May Thackeray	200 Pennsylvania	Chinook	69623	367-3214	9	
Great Falls	Gateway	Gary Lewis	1118 First Ave N	Great Falls	69401	761-2104	1	
Great Falls	Group Homes	Gary Lewis	Holiday Village Mall PO Box 3089	Great Falls	69403	761-2104	2	
Great Falls	Langel House	Gary Lewis	1109 2nd Ave N	Great Falls	69401	761-2104	1	
Great Falls	Passages	Gary Lewis	704 6th Ave N	Great Falls	69401	761-2104	6	
Miles City	Clark Street Inn	Linda S. Holom	2607 Main St	Miles City	69301	232-1866	1	
Roundup	Homes On The Range		902 3rd St E	Roundup	69072	323-1291	60	

DEVELOPMENTAL DISABILITIES

LOCATION	FACILITY	CONTACT	ADDRESS	CITY	ZIP	PHONE	Units	Capacity
Anaconda	Anaconda Housing Authority		10 Main St PO Box 1360	Anaconda	69711-1360	663-2921	170	
Billings	Alternatives Inc.		3109 I Ave N	Billings	69101	269-9696	74	
Billings	Dept of Family Services/Transitional Center		1104 Sunnyside Lane	Billings	69101	262-9338	7	7
Billings	Horizon Home	Sally McGovern	4106 26th St PO Box 35500-207	Billings	69101		1	8
Billings	Mental Health Center - Region III	Bob Ross	1246 N 29th St	Billings	69103	262-6668		

Billings	Montana Rescue Mission - Women/Family Shelter	Gary Drake	PO Box 219 2620 First Ave N PO Box 3232	Billings	59101	269-3800	1	100
Billings	Montana Rescue Mission/Men's Shelter	Gary Drake	2822 Minnesota Ave PO Box 3232	Billings	59101	269-3800	1	100
Billings	Regional Services	Rhoda Miller	2110 Overland Ave	Billings	59102	662-6443	6	40
Billings	Residential Services Program/Mental Health Center	Michael Buchanan	1246 N 29th PO Box 219	Billings	59101	262-6668	4	32
Billings	Ronald McDonald House of Montana	Connie Grammens	1144 N 30th St	Billings	59101	266-8006	9	
Billings	Sunrise Manor	Susie Balko	1300 Ave C Suite 1350	Billings	59102	248-4211	3	24
Billings	Yellowstone Treatment Centers	Loren L. Soft	1732 S 72nd St	Billings	59101	666-3001	8	104
Bozeman	District IX Human Resource Development Council	Caren Couch	321 E Main - Suite 300	Bozeman	59716	587-4486		
Bozeman	HRDC Housing Subsidies Program	Caren Couch	Bozeman Hotel 321 East Bozeman	Bozeman	59716	687-4486		
Bozeman	Legion Villa	Una Mae Schlack	1216 W Durston	Bozeman	59716	687-7612	60	72
Bozeman	Reach Inc.	Rob Tallon	2134 Industrial Dr	Bozeman	59716	687-1271	6	40
Bozeman	Rocky Mountain Horizons Mental Health Services	Joni Patterson-Croskey	211 N Grand	Bozeman	59716	686-4090		
Butte	Columbus Plaza	Michael J Courtney	1616 Oregon Ave	Butte	59701	782-0090		138
Butte	District XII Human Resource Development Council	Lew Baker/Mary F. McLeod	700 Casey St PO Box 3486	Butte	59701	782-8886		
Butte	Highland View Manor	Michael J. Courtney	1616 Oregon Ave	Butte	59701	782-0090	60	
Butte	Homeward Bound	Gert Downey	700 Casey St	Butte	59701	782-7200	40	
Butte	Rosalie Manor	Ernest R. Burby	Butte Public Housing Auth Front & Main Streets	Butte	59701	782-6461	66	
Butte	Silver House	Barbara Mueske	106 W Broadway	Butte	59701	723-4033	2	14
Cascade	Quiet Day Manor	Harold & Rose Pipinich	200 4th Ave N	Cascade	59421	468-9369	20	
Chinook	Thackeray's Corner Apartments	May Thackeray	200 Pennsylvania	Chinook	59523	367-3214	9	
Choteau	Choteau Activities Group Home	Debra Peace	206 7th Ave NW PO Box 799	Choteau	59422	466-5311	1	8
Conrad	Group Home	Dan J. Richman	8 S Idaho	Conrad	59426	278-3238	1	8
Conrad	Horizon Lodge	Stephen Stanley	701 S Wisconsin St	Conrad	59426	278-3233	84	
Conrad	Northern Gateway Enterprises, Inc.	Dan Richmond		Conrad	59426	278-3238	1	8
Fort Benton	Sunrise Bluff Estates		711 21st St	Fort Benton	59442	622-6443	60	
Glasgow	Milk River Group Home		338 3 Ave N	Glasgow	59230		8	8
Great Falls	Golden Triangle Community Mental Health Center	Linda Hatch	Holiday Village Mall PO Box 3089	Great Falls	59403	761-2100		
Great Falls	Great Falls Pre-Release Services Inc	Richard O. Keen	1019 16 St N	Great Falls	59401	727-0944		
Great Falls	Missouri River Youth Home	Jim Hughes	PO Box 3066	Great Falls	59403	761-2136	1	8
Great Falls	Opportunity House	Curt Campbell	PO Box 2289	Great Falls	59403	761-0310	1	8
Great Falls	Passages	Gary Lewis	704 6th Ave N	Great Falls	59401	761-2104	5	
Great Falls	Quality Life Concepts Inc.	Amy Taub	600 6th St NW PO Box 2506	Great Falls	59401	462-9631	12	79
Great Falls	Salvation Army Hospitality House	Bill Loy	317 2nd Ave S PO Box 2686	Great Falls	59403	727-9611	1	34
Great Falls	Youth Evaluation Program	Terri Young	4212 Third Ave S	Great Falls	59401	462-1792	1	8
Hamilton	Ravalli Services Corporation		Ne 111 Old Corvallis Rd	Hamilton	59840	363-6400	2	14
Havre	Haven	Yvonne Cottrel	PO Box 1609	Havre	59601	266-6743	1	
Havre	Havre Day Activity Center	Gary Nimmick	236 1 W PO Box 1847	Havre	59601	266-6606	6	27
Havre	Havre Eagles Manor		20 3rd St W	Havre	59601	266-6631	100	
Havre	Hillview Apartments	Carol Stein	1280 Tenth St W	Havre	59601	266-9441	62	
Havre	Northern Montana Chemical Dependency	Sharon Flores	PO Box 750	Havre	59601	266-9666	1	21
Helena	Florence Crittenton	Kathleen Harrington	846 6th Ave	Helena	59601	442-6960	1	17
Helena	Friendship Center	Matthew Dale	1503 Gallatin	Helena	59601	442-6800	9	
Helena	Serendipity Apartments	Jack Spitzer	Power Block West 16 W Sixth Ave	Helena	59601	443-0668	24	
Helena	Sunset Capital Apartments	Thomasina Riddle	620 Logan	Helena	59601	442-2970	118	
Helena	West-Mont Home Habilitation Services	Tim Plaska	2626 Colonial PO Box 6069	Helena	59601	443-4140	7	62
Helena	YWCA	Chuck Olson	601 N Park Ave	Helena	59601	442-8774	29	
Kalispell	Faith Works, Inc.	John Kestell/Bill Davison	24 1st Ave W PO Box 261	Kalispell	59903	762-6803	17	12
Kalispell	Flathead Industries for the Handicapped		PO Box 1916	Kalispell	59903-1916	766-7666	6	31
Kalispell	Friendship House Adult Care Inc.		606 2nd Ave W	Kalispell	59901	267-8376	18	20
Kalispell	Harbinger House	Candace Butler	601 3rd Ave E	Kalispell	59901	267-7671	1	8
Kalispell	NW Montana Human Resources, Inc.	Judy Filler	PO Box 8300	Kalispell	59101	762-6666	12	26
Kalispell	Rose Briar Inn	Bill Davison	24 1st Ave W	Kalispell	59901	762-1447	35	80
Kalispell	Safe House	Candace Butler	1740 Hwy 93 S	Kalispell	59901	267-1336	1	6
Kalispell	Salvation Army	Major James R Goodwin	204 7th Ave W	Kalispell	59901	267-4387		
Kalispell	Samaritan House	Sister June	140 9th Ave W	Kalispell	59901		9	44
Lewistown	Snowy Mountain Industries		PO Box 1013	Lewistown	59467	538-6130	8	
Libby	Flower Creek Residence	Kelly James	613 W Balsam	Libby	59923	293-8848	1	6
Libby	Libby Plaza II		711 Commerce Way PO Box 692	Libby	59923	293-3346	30	
Libby	Lincoln County Champion Group Home	Carol Stratemeyer	83 Collins Ave PO Box 716	Libby	59923	293-9193	1	8

Livingston	Counterpoint Group Homes		116 E Lewis	Livingston	59047	222-2472	2	15
Malta	Malta Opportunities Inc.	Brenda Bagley	PO Box 819	Malta	59638	664-2682	1	8
Miles City	Clark Street Inn	Linda S. Holom	2607 Main St	Miles City	59301	232-1866	1	
Miles City	Eastern MT Community Mental Health Center	Linda Holom	2607 Main	Miles City	59301	232-1866	1	20
			PO Box 639					
Miles City	Eastern MT Community Mental Health Center	Frank Lane	2608 Wilson	Miles City	59301	232-0234		
			PO Box 1630					
Missoula	Eddy House	Robin Miller	504 Eddy Ave	Missoula	59801	728-8003	1	8
Missoula	Mat-a-dor Apartments		Apt 214	Missoula	59801	728-7333	50	
			707 SW Higgins					
Missoula	Missoula Developmental Services Corporation	Fran Sadowski	1005 Marshall	Missoula	59801	728-6484	7	56
Missoula	Opportunities Inc.	Ken Brown	2821 Russell	Missoula	59801	721-2930	5	48
Missoula	Western Montana Mental Health Center	Paul Meyer	T-9 Fort Missoula	Missoula	59801-7298	728-6817		
Missoula	YWCA/Odyssey Transitional Housing Prog		1130 W Broadway	Missoula	59802	643-6691	6	18
Plains	Little Bitterroot Special Services		103 W Lynch	Plains	59859	826-3689	1	8
Plentywood	Glenwood Transitional Living		202 E 1 Ave	Plentywood	59264	765-2040	2	10
Red Lodge	Beartooth Homes		8th & Cooper Ave	Red Lodge	59068		1	8
Ronan	Mission Mountain Enterprises	Graydon D Mot	330 Main St SW	Ronan	59864	676-2663	4	30
Shelby	Group Homes		1021 2nd St N	Shelby	59474	434-2308	1	8
Shelby	Northern Gateway Enterprises, Inc.	Theresa Hale	216 6th Ave N	Shelby	59474	434-6042	1	8
Sidney	Matthew's House	Debbie McQuiston	1016 13 SW	Sidney	59270	482-4864	6	12
Stevensville	Genesis House	Jean Ballou	PO Box 350	Stevensville	59870	728-6817	1	
Whitefish	Whitefish Housing Authority	Judy Duff	100 4th St	Whitefish	59937	862-4143	50	

PHYSICALLY HANDICAPPED

LOCATION	FACILITY	CONTACT	ADDRESS	CITY	ZIP	PHONE	Units	Capac
Anaconda	Hearthstone	Fred McDonald	400 Oak St	Anaconda	59711	563-6232	100	
Baker	Prairie Manor Apts		Montana Ave	Baker	59313	778-2936	16	30
Billings	Frazer Towers	Art/Karen	715 S 28th St	Billings	59101	262-3311	64	
Billings	Phyllis Circle	Housing Authority of Billings	2415 First Ave N	Billings	59101	246-6391	30	
Billings	Pleasant View Apartments	S. Lewis	825 Ave D	Billings	59101	248-4111	101	
Billings	Prairie Towers	Gary/Jay	725 N 26th St	Billings	59101	248-3377	109	
Billings	South Forty	Ron/Lenore	769 Fallow Ln	Billings	59101	666-3960	101	
Bozeman	Darlington Manor		600 N 5th St	Bozeman	59715	587-2981	100	
Bozeman	Greenwood Plaza		802 N Grand	Bozeman	59715	587-3921	50	
Bozeman	Legion Villa	Una Mae Schlack	1215 W Durston	Bozeman	59715	587-7612	60	72
Browning	Blackfeet HOME Program	Scott Sherburne	Duck Lake Rd & Star School	Browning	59417	338-2212	100	
			PO Box 640					
Browning	Blackfeet Indian Housing Authority	Rodney Gervais	PO Box 790	Browning	59417	338-6031	1107	
Butte	Columbus Plaza	Michael J Courtney	1515 Oregon Ave	Butte	59701	782-0090	138	
Butte	Highland View Manor	Michael J. Courtney	1515 Oregon Ave	Butte	59701	782-0090	60	
Butte	Leggatt Apartments	Ernest R. Burby	Butte Public Housing Auth	Butte	59701	782-6461	30	60
			50 W Broadway					
Butte	Rosalie Manor	Ernest R. Burby	Butte Public Housing Auth	Butte	59701	782-6461	66	
			Front & Main Streets					
Cascade	Quiet Day Manor	Harold & Rose Pipinich	200 4th Ave N	Cascade	59421	468-9369	20	
Chester	Sweetgrass Lodge	Shirley Peck	503 1st W	Chester	59522	769-6400	40	
Chinook	Grande Villa	Ethyne F. Zechoche	301 Pennsylvania	Chinook	59623	367-2809	41	
			PO Box 729					
Chinook	Hillcrest Apartments	Dick King	126 Ohio St	Chinook	59523	367-3770	12	32
Chinook	Thackeray's Corner Apartments	May Thackeray	200 Pennsylvania	Chinook	59523	367-3214	9	
Choteau	Choteau Transitional Living	FmHA District IV	Westgate Mall	Great Falls	59403	761-4077	6	
			PO Box 5061					
Conrad	Horizon Lodge	Stephen Stanley	701 S Wisconsin St	Conrad	59426	278-3233	84	
Corvallis	Meadow Brook Court		221 Willow Creek Rd	Corvallis	59828	363-1373	12	
Corvallis	Willow Creek Apartments	Corner Stone Realty	233 Willow Creek Rd	Corvallis	59828	363-3000	4	
Cut Bank	Cut Bank Villas	Jim Hayes	33 First Ave SE	Cut Bank	59427	873-6266	19	42
Cut Bank	Glacier Ridge	Diane Fugle	520 2nd St. SE	Cut Bank	59427	873-6271	36	
Darby	Darby Apartments	FmHA District I	5115 Hwy 93 S	Missoula	59801	251-6047	8	
Dillon	Beaverhead Villa		400 N Idaho	Dillon	59726	683-6428	42	
Dillon	Bicentennial Apartments	David Leap	76 W Center	Dillon	59726	683-2727	50	
Ekalaka	Carter Manor Center	Andy Kortum	Main Street	Ekalaka	59324	776-6473	12	24
Fort Benton	Sunrise Bluff Estates		711 21st St	Fort Benton	59442	622-6443	60	
Glasgow	Mitchell Group	FmHA District III	98 Hwy 2 E	Glasgow	59230	228-4226	6	
Glasgow	TLC Complex	FmHA District III	98 Hwy 2 E	Glasgow	59230	228-4226	8	
Great Falls	Buchanan Enterprises	Judy Peterson	Top Floor/New Heritage Bank	Great Falls	59401	761-0372	248	
			120 First Ave N					
Great Falls	Great Falls Housing Authority	Kevin Hager	1500 6th Ave S	Great Falls	59406	463-4311	490	
Great Falls	Parkview Apartments	Darlene	605 Fifth Ave NW	Great Falls	59401	454-2011	84	
Great Falls	Vista Villa Apts	Pat	100 7th St S	Great Falls	59401	462-9621	96	
Hamilton	Bitterroot Manor	Ben Stearns	401 N 10th St	Hamilton	59840	363-6698	60	
Hamilton	Marcus Daly Apartments	Cardinal	215 S 4th St	Hamilton	59840	363-4430		
Hamilton	Parkside Apartments	Joan or Allan Ponton	121 State St	Hamilton	59840	363-4666	24	
Hamilton	Ravalli Services Corporation		Ne 111 Old Corvallis Rd	Hamilton	59840	363-6400	2	14
Hamilton	Terrace Apartments	FmHA District I	5115 Hwy 93 S	Missoula	69801	251-6047	20	
Havre	Bull Hook Group Home	FmHA District IV	Westgate Mall	Great Falls	59403	761-4077	1	8
			PO Box 5061					

Havre	Havre Eagles Manor		20 3rd St W	Havre	59501	265-6631	100	
Helena	Eagles Manor #2	Ron & Barb Mortimore	720 Washington St	Helena	59601	442-0610	64	63
Helena	Penkey Eagles Manor	Ron & Barb Mortimore	716 Fee St	Helena	59601	442-0610	66	81
Helena	Serendipity Apartments	Jack Spitzer	Power Block West 16 W Sixth Ave	Helena	59601	443-0558	24	
Helena	Sunset Capital Apartments	Thomasina Riddle	620 Logan	Helena	59601	442-2970	118	
Kalispell	Big Sky Manor		420 Liberty St	Kalispell	59901	766-7649	60	
Kalispell	Friendship House Adult Care Inc.		606 2nd Ave W	Kalispell	59901	267-8376	18	20
Kalispell	Glacier Manor		606 First Ave W	Kalispell	59901	766-7649	61	122
Kalispell	Treasure State Plaza		600 Liberty St	Kalispell	59901	766-7649	38	76
Lame Deer	Northern Cheyenne Housing Authority	Gene Sandwick	PO Box 327	Lame Deer	59043	477-8271	462	
Laurel	Laurel Apartments	FmHA District II	Bldg A Suite 6 1629 Ave D	Billings	59102	667-6297	8	
Lewistown	Lewistown Apartments	Maureen Snapp	311 McKinley	Lewistown	59467	638-2211	24	
Lewistown	Meadows Apartments	Glenda	Apt 37	Lewistown	59467	638-8632	36	
Libby	Green Meadow Manor		603 Brassey	Libby	59923	293-6661	34	
Libby	Green Spring Apartments	FmHA District I	403 Idaho St	Missoula	59801	261-6047	6	
Libby	Libby Plaza I	FmHA District I	5116 Hwy 93 S	Missoula	59801	261-6047	24	
Libby	Libby Plaza II		711 Commerce Way	Libby	59923	293-3346	30	
Libby	Treasure Manor	Lloyd Moe	PO Box 692 Apt 29-C	Libby	59923	293-8624	32	42
Livingston	Miles Building	Josephine Oakley	610 Treasure Ave	Livingston	59047	222-3544	40	
Livingston	Sherwood Inn	Shirley Bortz	107 S 2nd St	Livingston	59047	262-3907	60	
Miles City	Custer Villa	Richard Beehler	325 Main St Apt D1	Miles City	59301	232-7766	32	
Miles City	Group Home	FmHA District II	210 Arrowhead Ln Bldg A Suite 6	Billings	59102	667-6297	4	
Miles City	Miles City Eagles Manor	Lonetta Lesh	1629 Ave D	Miles City	59301	232-6320	100	118
Missoula	Clark Fork Manor		1000 Palmer	Missoula	59802	721-2439	134	140
Missoula	Eagle Watch Estates ASI	Kathy Dutton	301 W Front	Missoula	59802	649-3892	24	
Missoula	Grandview Place		600 W Broadway	Missoula	59803	261-3080	48	
Missoula	Missoula Manor		150 Grandview Way	Missoula	59801	728-3210	163	
Missoula	Opportunities Inc.	Ken Brown	909 W Central	Missoula	59801	721-2930	6	48
Polson	Cherry Hill Village	Margory Tibbets	2821 Russell	Polson	59860	883-3978	64	
Polson	Cherry Hill Village North	Margory Tibbets	400 Cherry Hill Ct	Polson	59860	883-3978	28	
Polson	Lakeview Village	Ellen Courville	400 Cherry Hill Ct	Polson	59860	883-2222	40	80
Red Lodge	Campbell Courts	Lewy Evans Jr.	PO Box 1322 602 S 4th St	Red Lodge	59068	446-1463	18	
Ronan	Special Citizen Apartments	FmHA District I	PO Box 497 5116 Hwy 93 S	Missoula	59801	261-6047	8	
Roundup	Homes On The Range		902 3rd St E	Roundup	59072	323-1291	60	
Shelby	Crossroads Manor		205 5th St N	Shelby	59474		24	24
Shelby	Marias Manor		436 N Benton	Shelby	59474	434-6661	48	
Sidney	Crestwood Inn	Claudia Waber	410 3rd Ave SW	Sidney	59270	482-3721	72	
Sidney	FmHA Housing Complex	FmHA District III	98 Hwy 2 E	Glasgow	59230	228-4226	7	
Stanford	Judith Basin Manor	Clarence Halvorson	Apt 9 408 2nd Ave N	Stanford	59479	761-0372	20	
Stevensville	Burnt Fork Manor		309 11th St	Stevensville	59870	363-1373	30	
Stevensville	Charlo Apartments	FmHA District I	5116 Hwy 93 S	Missoula	59801	261-6047	8	
Victor	Cedar Grove Apartments	Corner Stone Realty	760 Fifth Ave	Victor	59876	363-3000	4	
Whitefish	Stone Creek Apartments	Bev Skates	863 Ashar	Whitefish	59937	862-6242	40	
Whitefish	Whitefish Housing Authority	Judy Duff	100 4th St	Whitefish	59937	862-4143	60	
Whitefish	Whitefish Manor	Rod Foster	1345 E 7th St	Whitefish	59937	862-6719	30	

SUBSTANCE ABUSE

LOCATION	FACILITY	CONTACT	ADDRESS	CITY	ZIP	PHONE	Units	Capac
Butte	Alcoholic Treatment Center	Mental Health Service, Inc.	2500 Continental	Butte	59701	723-6489		
Great Falls	Salvation Army Hospitality House	Bill Loy	317 2nd Ave S PO Box 2586	Great Falls	59403	727-9611	1	34
Havre	Northern Montana Chemical Dependency	Sharon Flores	PO Box 760	Havre	59601	266-9666	1	21
Kalispell	Faith Works, Inc.	John Kestell/Bill Davison	24 1st Ave W PO Box 261	Kalispell	59903	762-6803	17	12
Kalispell	Rose Briar Inn	Bill Davison	24 1st Ave W	Kalispell	59901	762-1447	36	80
Lame Deer	Northern Cheyenne Housing Authority	Gene Sandwick	PO Box 327	Lame Deer	59043	477-8271	462	
Libby	Lincoln County Champion Group Home	Carol Stratemeyer	83 Collins Ave PO Box 716	Libby	59923	293-9193	1	8
Missoula	Missoula Indian Center	Bill Walls	Suite A 2300 Regent St	Missoula	59802	329-3373		
Missoula	Turning Point	Peg Shea	Suite 101 600 N Higgins Ave	Missoula	59801	643-8623		
Ronan	Tribal Human Services ASAP	Gary Newman	128 W Round Butte Rd	Ronan	59864	676-2600		

MEDICAL CARE HOUSING

LOCATION	FACILITY	CONTACT	ADDRESS	CITY	ZIP	PHONE	Units	Capac
Billings	Ronald McDonald House of Montana	Connie Grammens	1144 N 30th St	Billings	59101	266-8006	9	
Butte	McDonald's Family Place	Gail Barney	207 S Excelsior Ave	Butte	59701	782-0353	1	10
Ekalaka	Dahl Memorial Healthcare Association	Paul K. Longden	PO Box 46	Ekalaka	59304	776-8730	21	
Glasgow	Valley View Home		1226 Perry Lane	Glasgow	59230	228-2461	1	9B
Jordon	Garfield County Nursing Home	April L. Milroy		Jordon	59337	557-2600	18	
Libby	Libby Care Center	Joan Croucher	308 E 3rd St	Libby	59923	293-6285	1	7B

AIDS

LOCATION	FACILITY	CONTACT	ADDRESS	CITY	ZIP	PHONE	Units	Capac
Billings	Yellowstone AIDS Project	Bill Geelan	330B 2nd Ave N	Billings	59101-2005	246-2029		
Helena	Lewis & Clark AIDS Project	Julie O'Connor	PO Box 174B PO Box B32	Helena	59601	449-1367		

MENTAL HEALTH PLAN

The Residential Services Component of the Montana State Mental Health Division includes the state's two mental health institutions: Montana State Hospital and the Montana Center for the Aged. One of the major emphases in the Montana Public Mental Health System Plan is improving the process of transition for patients moving from the State Hospital to the community. This goal is outlined in the Public Mental Health System Plan:

The process of patient discharge planning at the hospital will be reviewed and updated. Formal discharge planning for each patient will begin at the time of admission to the hospital and will involve staff members from the hospital and the community mental health center that serves the patient's home community. This will help to identify the components of hospital treatment that will be important in helping patients prepare for a successful return to their home community. It will also help to identify the service and support that patients will need upon discharge from the hospital.

In addition, several hospital staff members will be designated "aftercare coordinators" and will be responsible for developing and updating an aftercare plan for each patient assigned to them, in conjunction with staff members from each region's community mental health center.

The Mental Health Plan identifies a need for a system of community services for adults with severe and disabling mental illness. Housing for the mentally ill, one of the strategy areas, calls for continuation of the 100 beds in group homes, and the addition of three group homes for mentally ill elderly persons (eight beds). The plan proposes building nine, one-apartment transition beds, and payment of rental cost for apartment managers at these sites. Emergency funds for 200 persons will be made available to assist clients with rent deposits, furnishings, and emergencies. A department staff person will be assigned to provide technical assistance in housing the mentally ill. These plans go along with the Mental Health Division's goal of encouraging the provision of supportive services in the "least restrictive, most natural and least disruptive setting possible." Table 1.29 presents the types and amount of services available around the state.

TABLE 1.29
SERVICES AVAILABLE TO MENTALLY ILL BY MENTAL HEALTH REGION

Service	Region I Miss. City, Glendive, Sidney		Region II Great Falls, Havre		Region III Billings		Region IV Helena, Butte, Bozeman		Region V Missoula, Kalispell	
	availability	# served	availability	# served	availability	# served	availability	# served	availability	# served
Day Treatment	3 locations	154	2 locations	361	1 location	254	5 locations	411	2 locet.	344
Residential	12 beds	38	24 beds	36	24 beds	72	16 beds	80	52 beds	122
Supported Employment:										
Voc Rehab Funded	not in-house	0	in-house	16	not in-house	0	in-house	25	in-house	35
Extended Services	3 slots	n/a	6 slots	n/a	8 slots	n/a	8 slots	n/a	9 slots	n/a
Intensive Case Management	2 case mgrs.	112	5 case mgrs.	179	4 case mgrs.	128	4 case mgrs.	101	7 case mgrs	169
Outpatient Counseling/ Emergency Services	15 counties	1,923	8 counties	2,088	10 counties	2,088	11 counties	1,853	7 counties	1,734

AGING PLAN

Montana's Older Americans Act (1987) reaffirms the State's commitment to its older citizens. The act describes older Montanans as a valuable resource that it is not receiving sufficient services in all areas of the state. The act identifies the services needed by the State's elderly population, and plans are laid out for the following:

- develop appropriate programs;
- coordinate and integrate all levels of service;
- create a directory of available services and transportation to them;
- programs to facilitate self-care;
- physical and mental health care;
- legal programs;
- adult education, and
- research in aging.

The facilitator of elderly assistance is the Governor's Office on Aging, established in 1983. That office is responsible for developing and administering the state's plan on aging, developing an intrastate funding formula, representing the interests of the elderly in state legislative and regulatory bodies, and evaluating Area Agency on Aging activities.

B. NEEDS ASSESSMENT

SUMMARY OF MONTANA'S HOUSING NEEDS

The lack of affordable housing for very low-, low-, and moderate-income persons has risen in prominence as a national policy issue. The lack of affordable housing across the nation has affected individuals, families, and the elderly, whether homeowners or renters. According to

a 1986 report prepared by the National Governor's Association, housing costs are rising faster than income.²⁵

Montana has not escaped the influences of the nation's housing problems. An analysis of the number of low-rent units, low-cost homes, and the number of households earning less than \$15,000 per year indicates that there may have been a shortage of 25,000 units of affordable housing to those households in 1990. This particularly affects families, who make up almost 70 percent of all Montana's households. Today, the situation is much worse as pressures and constraints on the housing market have spread to affect Montanans of all income categories.

These shortages have driven monthly rental payments and housing costs up sharply in the last few years. This places many people at risk of homelessness and places home ownership out of reach for many Montanans. Even though there is great demand for low-cost housing, there has been little new construction of single-family or multifamily units for low- and moderate-income Montanans.

Rehabilitation of the existing housing stock is also a pressing issue. Many occupied units around the state are in poor condition because their owners cannot afford maintenance costs. Elderly Montanans, who constitute the largest group of homeowners in the state, often lack the resources necessary to maintain their homes. For potential home buyers, units that stand vacant for long periods of time constitute a rehabilitation problem. Often the cost of bringing the units up to a liveable standard is prohibitive. The poor condition of the units can also preclude the use of mortgage insurance programs, without which the units are not easily financed.

There is also a need for modification of existing units to make housing accessible to Montana's physically disabled population, some of whom currently live in units that are not adequately equipped. In addition, energy inefficient units place an unnecessary cost burden on Montana's renters and homeowners. Energy conservation modifications are needed to address the overall issue of affordable housing across the state.

A number of groups in Montana have special needs linked to the provision of affordable housing. For homeless people, the disabled, families headed by single parents, and the elderly, there is a need for supportive services that facilitate independence. Homeless youth in Montana, while not as prevalent as in other areas of the country, are finding fewer available units in some local shelters. These facilities are simply not able to meet the need for emergency and transitional housing and the services youths need in order to move back into society.

Single parents head 17 percent of Montana's families. Where there is a high rate of single-parent families in public housing facilities (a situation more common to Montana's major cities) the provision of day care and job training services is needed both to facilitate the family's move toward self-sufficiency and to maintain a stable public living environment.

²⁵ *Decent and Affordable Housing for All: A Challenge to the States*. National Governor's Association, 1986.

The elderly make up more than 17.5 percent of Montana's adult population and represent the largest group of homeowners in the state. Congregate care housing for this group, which fosters independent living while providing supportive services, may become a compelling need in the future.

There were more than 50,000 mobile homes in Montana in 1990. Whereas manufactured and mobile homes represent an affordable housing alternative for many Montanans, such owners tend to face restrictive or discriminatory zoning laws or practices in many areas, particularly those in rapidly growing parts of the state. The challenge to policy makers in Montana is to identify and press for equitable alternatives to current zoning and land-use conditions for low- and moderate-income Montanans.

Montana's economy has suffered along with the national recession. Industrial activities related to the state's resource base have declined, particularly lumber and wood products. Structural changes in the state's economy have compounded the problem. Many of these economic difficulties will continue. Without proper intervention by housing specialists, the lack of available, affordable, and suitable housing may persist.

There has been a tremendous change in the statewide housing market during 1992. Vacancy rates have continued to drop dramatically since the 1990 Census. For example, Glendive had 300 vacancies in 1990, compared to 30 in October 1992. In Sidney, where 75 rental homes were converted to owner-occupied units, purchase demand for single-family homes has virtually eliminated one-year leases for rentals. Missoula's rental vacancy rate has hovered near zero since April 1992. In Miles City, low-rent units are rented as soon as they hit the market. Compared to other states, Montana's housing was fairly affordable in past years. This is no longer the case across much of the state, especially in the more urbanized areas.

Montana's limited resources are not adequate to address *all* the housing requirements of low- and moderate-income households, elderly Montanans, people with special needs, and other in-need populations. The Montana Department of Commerce (MDOC) and the people of the state share in the task of exploring creative approaches to expanding the supply of housing across the state. Together, Montanans must move forward in securing and applying federal, state, and private resources to solve the state's housing problems.

This section describes Montana's housing needs in greater detail. These needs were identified by housing officials, constituency organizations, and housing lenders and other interested people across Montana through telephone interviews conducted during October 1992 and mail surveys sent out during FY 1993. Supporting data is included where available. The order in which this narrative is presented is not meant to imply any priority rating, as the degree of need for a particular type of housing assistance can be acute in one area of the state, while another need can be equally severe in a different part of the state.

B.1. CURRENT ESTIMATES OF HOUSING NEED

B.1.A. GENERAL NEEDS ANALYSIS

During the FY94 CHAS development process, three mail surveys were conducted. One was sent to a systematic sample taken from the FY93 CHAS Annual Plan distribution list. This entailed selection of about 385 persons scattered throughout the state.²⁶ This survey is termed the *Survey of Montana's Housing Needs*. The second was sent to a sample of randomly selected Montana households. The latter survey was designed to adequately sample middle income households. This would then over sample low and very low income households, thereby under sampling wealthier households. This comprised a sample of about 3,650 households across Montana. This instrument is termed the *Montana Housing Survey*. Both of the above instruments, along with cover and follow up letters, are included in the appendices at the end of this report. The third survey was conducted by the Housing and Community Development Bureau of the Montana Department of Commerce and focused primarily on land-use and zoning. The *Montana Housing Opinion Survey* sampled about 300 persons and is summarized below as well.

SURVEY OF MONTANA'S HOUSING NEEDS

The *Survey of Montana's Housing Needs* was designed to collect specific data such as vacancy rates, local needs, and barriers to affordable housing from knowledgeable housing specialists throughout Montana. Most of the quantitative questions asked the respondents to rank the degree of housing problem or need. There was also a series of questions related to the inventory of homeless facilities and services presented in Section I.A.3.ii and iii. The survey also included a set of open-ended questions soliciting general responses. All survey data is reviewed below, except the homeless services data presented earlier.

The Housing Needs survey solicited input from a very broad cross-section of Montanans involved in housing issues, from construction, sales, lending, program administration, planning, and public policy occupations. It also included responses from state and local agencies associated with health, environmental services, disability, public instruction, Indian Affairs, councils on aging, low income coalitions, and others. Table 1.30, below, presents a summary of the number of respondents by occupation.

One of the first survey questions related to type of general housing problem. In earlier CHAS documents, Montana identified four basic problem areas related to housing. These were availability, affordability, accessibility, and suitability. Respondents were asked to categorize the severity of each problem as it related to rental housing and owner-occupied housing. Table 1.31, below, presents the results. Respondents indicated that rental housing is moderately expensive to very expensive, is somewhat unsuitable to not suitable, and is generally not very accessible to the disabled. Most interestingly, nearly 90 percent of respondents (150 of 170)

²⁶ A systematic sample was drawn from the CHAS mailing list. A systematic sample approximates a randomization technique; here, every other name was selected. However, the population in the study has significant self-selection bias. This survey is not considered scientific.

TABLE 1.30
SURVEY OF MONTANA'S HOUSING NEEDS
RESPONDENTS BY OCCUPATION

Occupation	Number
Public Housing Official	9
Housing Program Manager	14
Banking or Lending Official	42
Real Estate	12
Housing Developer/Consultant	6
Land Developer	0
Planning Official	13
Interest Group	7
Elected Public Official	25
Appointed Public Official	11
Disabled/Aging Care Manager	2
Owner of Rental Units	2
Contractor/Engineer	5
Other Business Owner	4
Community/Economic Development	6
Social Services	2
Other	7
TOTAL RESPONDENTS	167

TABLE 1.31
SURVEY OF MONTANA'S HOUSING NEEDS
DEGREE OF HOUSING PROBLEM
BY TENURE

		NUMBER OF RESPONDENTS						
		AVAILABILITY						
	TOTAL RESPONDENTS	PLENTIFUL			SHORT SUPPLY			
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RENTAL HOUSING	170	1	1	1	6	11	38	112
OWNER-OCCUPIED	167	2	10	16	33	27	50	29
		AFFORDABILITY						
		UNDERPRICED				VERY EXPENSIVE		
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RENTAL HOUSING	169	1	8	20	52	24	32	32
OWNER-OCCUPIED	174	0	3	20	39	36	48	28
		SUITABILITY						
		VERY SUITABLE				NOT SUITABLE		
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RENTAL HOUSING	168	0	10	12	41	52	38	15
OWNER-OCCUPIED	166	1	17	25	44	35	34	10
		ACCESSIBILITY						
		VERY ACCESSIBLE				NOT ACCESSIBLE		
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RENTAL HOUSING	168	1	0	4	25	33	69	36
OWNER-OCCUPIED	165	0	1	9	22	44	61	28

indicated that rental housing is either in 'very short' or 'extremely short' supply. This implies

that Montana lacks an adequate supply of rental housing at any price and therefore has critical shortages of affordably priced rental housing. While the problem is not as severe, owner-occupied housing is also in short supply, with prices generally too high to be classed as affordable.

TABLE 1.32
SURVEY OF MONTANA'S HOUSING NEEDS
CHANGE IN POPULATION BY GEOGRAPHIC AREA

	NUMBER OF RESPONDENTS					Total Respondents
	NE	SE	C	NW	SW	
YES	4	11	17	28	29	89
NO	13	6	19	10	18	66
TOTAL	17	17	36	38	47	155
<hr/>						
(IF YES, THEN % CHANGE)						
AVG % CHANGE	7.5%	7%	11.13%	13.12%	10.93%	

While the reasons for these problems are many, often these issues are made more critical by sudden changes in the level of population moving into or out of a particular region. Surveyed individuals were asked questions regarding the degree to which their local population has increased since the 1990 Census. Table 1.32, above, presents respondent opinions related to the percent change in the level of local population since the last census was taken. While a majority of respondents saw no change in population in the northeast section of the state, respondents in the northwest and southwest portions of the state sensed significant changes in population.

Respondents were also asked about the impact of building and energy efficiency codes, and zoning regulations on cost of housing. It is the opinion of the group that these types of public policy issues do not appreciably affect the cost of housing. The vast majority noted that these had no effect on the cost of housing, one indicated that these types of actions decrease the cost, and 10 to 13 respondents noted that these actions can increase the cost. One can deduce that these policies can increase the initial cost of housing modestly. Table 1.33, below, presents this data. Least cost planning areas related to electric and gas utility planning and resource acquisition activities have recognized that by increasing the energy efficiency of housing, additional up-front costs are placed on the structure. However, these costs typically pay for themselves over the life of the home through "energy efficiency measures" (increased ceiling, wall, or floor insulation levels, thermal pane windows).

The impact on housing of building and zoning codes was approached from an alternate perspective. Respondents were asked if these types of public policy issues impact the *availability* of housing in their local jurisdictions. Table 1.34, below, presents the responses to this question, by geographic region. Note that nearly one third of the respondents felt that these public policies restrict availability of housing. In particular, respondents in the northwest region felt very strongly that building and zoning regulations tend to impact the availability of housing.

TABLE 1.33
SURVEY OF MONTANA'S HOUSING NEED
EFFECTS ON COST OF HOUSING BY PUBLIC AND PRIVATE POLICY ISSUES

Factor	NUMBER OF RESPONDENTS							Total Respondents
	Decrease Cost	No Effect					Increase Cost	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Building Codes	1	1	11	72	44	19	13	161
Building Energy Efficiency Codes	1	6	12	67	49	13	11	159
Zoning Regulations	2	2	4	80	37	21	10	156
Financing Affordable Projects	0	18	21	58	23	28	11	159
Saving for Loan Down Payment	2	22	18	53	35	19	9	158

TABLE 1.34
SURVEY OF MONTANA'S HOUSING NEED
DO BUILDING AND ZONING REGULATIONS
EFFECT HOUSING AVAILABILITY,
BY GEOGRAPHIC AREA

	NUMBER OF RESPONDENTS					Total Respondents
	NE	SE	C	NW	SW	
YES	2	7	10	17	17	53
NO	15	12	28	24	32	111
Total Respondents	17	19	38	41	49	164

TABLE 1.35
SURVEY OF MONTANA'S HOUSING NEEDS
DEGREE OF NEED BY IN-NEED CLASSIFICATION

Group	NUMBER OF RESPONDENTS							Total Respondents
	Severe Need	Some Need					No Need	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Elderly	11	32	52	45	15	9	1	165
Mentally or Physically Disabled	27	33	35	34	25	12	0	166
Homeless	21	18	19	25	25	41	14	163
AIDS/HIV Infected	6	8	12	23	11	44	45	149
Alcohol or Drug Addicted	9	14	15	33	29	42	17	159
Racial Minority	11	3	13	38	31	38	29	163

Respondents were also asked to review and rate the degree of need by various types of in-need groups. The results of these questions indicate that, given the incidence of certain types of in-need groups, some needs appear more critical in one area than in another. In Table 1.35, above, degree of need for the elderly and mentally or physically disabled is rated more urgent than those of the AIDS/HIV infected, the alcohol or drug addicted, and specific racial minorities. No clear opinion emerged from evaluation of the housing need for the homeless. One must emphasize that, given the wide disparity of need and economic conditions around the state, one local jurisdiction may have a severe need that is inconsequential in another.

Surveyed individuals were also asked about the degree of need for certain types of rental assistance programs. Review of this data provides insights for renter assistance programs. Table 1.36, above, presents an evaluation of the degree of need by type of rental assistance program.

TABLE 1.36
SURVEY OF MONTANA'S HOUSING NEEDS
DEGREE OF NEED FOR RENTAL PROGRAMS

Type of Assistance	NUMBER OF RESPONDENTS							Total Respondents
	Extreme Need			Some Need			No Need	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Rental Assistance	35	40	52	17	15	7	1	167
Production of New Rental Units	57	59	26	8	9	7	1	167
Rehabilitation of Old Rental Units	41	38	40	22	17	7	0	165
Acquisition of Existing Rental Units	27	32	32	34	15	11	4	155

TABLE 1.37
SURVEY OF MONTANA'S HOUSING NEEDS
REPORTED RENTAL VACANCY RATE BY GEOGRAPHIC AREA

Vacancy Rate	NUMBER OF RESPONDENTS					Total Respondents
	NE	SE	C	NW	SW	
10 +	1	0	0	0	1	2
9	0	0	1	0	0	1
8	1	0	0	0	2	3
7	0	0	0	0	1	1
6	0	0	0	1	0	1
5	4	1	5	3	6	19
4	1	1	2	2	2	8
3	2	2	4	1	8	17
2	0	3	8	3	9	23
1	6	9	17	28	19	79
Total Respondents	15	16	37	38	48	154

As seen in the above table, all types of rental assistance are needed; nearly all are considered in extreme or nearly extreme need. This data confirms the notion, identified above, that there is a critical shortage of rental housing in Montana. In further quantifying the degree of need for rental housing, Table 1.37, below, presents the reported vacancy rates in rental housing, by general geographic area. Note that as one moves from east to west, the incidence of rental vacancies declines.

With increases in population, declines in rental vacancy rates, and increasing needs for rental programs indicated, one may reasonably assume that affordably priced rental property is disappearing. Table 1.38, above, indicates what respondents feel has been the degree of change in rental prices since the 1990 Census was taken. But these statistics do not portray all the real problems being experienced in the state. Some areas have decaying housing stock, and declining rental prices. Table 1.39, also above, indicates the degree to which rental prices have fallen. Note that there does appear to be a contrast between the eastern and western portions of the state when viewing the data from this single perspective. None of the respondents indicated declines in rental prices in the western portion of the state.

TABLE 1.38
SURVEY OF MONTANA'S HOUSING NEED
SUMMARY OF PERCENT INCREASE IN RENTAL PRICES
BY GEOGRAPHIC AREA

Percent Change 1990-1993	NUMBER OF RESPONDENTS					Total
	NE	SE	C	NW	SW	Respondents
0-4	2	3	3	1	1	10
5-10	6	1	9	4	11	31
11-19	3	1	4	3	7	18
20-29	0	5	11	11	11	38
30-49	0	0	4	5	6	15
50-69	0	2	3	7	4	16
70 +	0	0	0	4	1	5
Total Respondents	11	12	34	35	41	133

TABLE 1.39
SURVEY OF MONTANA'S HOUSING NEEDS
PERCENT DECREASE IN RENTAL PRICES
BY GEOGRAPHIC AREA

Percent Change 1990-1993	NUMBER OF RESPONDENTS					Total
	NE	SE	C	NW	SW	Respondents
0-4	2	2	1	0	0	5
5-10	1	1	0	0	0	2
11-19	0	0	0	0	0	0
20-29	0	0	0	0	0	0
30-49	0	0	0	0	0	0
50-69	0	0	0	0	0	0
70 +	0	0	0	0	0	0
Total Respondents	3	3	1	0	0	7

Table 1.40, below, presents a summary of the reported rental prices, excluding local utility expenses, as reported by the respondents.

TABLE 1.40
SURVEY OF MONTANA'S HOUSING NEED
SIMPLE AVERAGE OF REPORTED RENTAL PRICES
BY GEOGRAPHIC AREA

(excludes water, sewer, refuse, and energy expenses)

	NE	SE	C	NW	SW
Efficiency	137.22	197.50	201.30	248.52	218.60
1 Bedroom	181.92	231.67	246.03	298.43	263.94
2 Bedroom	229.64	276.33	322.46	392.43	349.92
3 Bedroom	288.33	386.54	412.00	487.10	430.36

For the survey of Montana's housing needs, respondents were asked to provide comment on several open-ended questions. The following presents a summary of these comments.

QUESTION: What opportunities for creating affordable housing in your area exist due to area market conditions?

RESPONSE SUMMARY:

Respondents indicated that few opportunities for creating affordable housing exist due to the area's market conditions. They felt that current county, city, state, and federal organizations do not go far enough in alleviating the housing shortage in Montana. Further, the State needs to incorporate new programs and enhance existing ones to increase rental availability and home ownership. For example, a potential barrier to home ownership is that elderly persons who may need assisted living continue to live in large single-family homes. By creating living space for elderly persons between total independence and nursing home care, many homes can become available for rent or for sale. Young families or larger families in need of more space would have the opportunity to buy or rent.

The high cost of land, lumber, and construction make housing projects in Montana expensive. Most housing projects cost over \$100,000. One respondent in Montana's Housing Survey defined "affordable housing" as having a value of less than \$100,000. Some Montanans feel that taxes and lack of investors in combination with limited lot availability contribute to Montana's housing problems. Taxes are reaching the point where some Montanans are having to move out of the area. Rental rates and present resale values form a seller's market that does not make it feasible to build or repair existing older housing. The banks are willing to help since interest rates are low, but financing and property taxes alone are a burden. Suggested solutions included freezing property taxes or providing a tax incentive to increase private investors' and developers' interest in building affordable housing.

In regard to single-family homes, the short supply of rental and multifamily housing has driven some area home prices up by 20 percent. Responses from landlords show a mutual feeling that many rentals already exist, but that the law of the state gives tenants too much authority, which makes it costly for landlords to collect rent or evict tenants. Therefore, landlords are unwilling to invest in construction of new units. Instead, rent prices are increased, making available homes unaffordable to low income households. Interest rates are low, but down payment and closing costs are excessive burdens to those looking to buy.

QUESTION: What barriers for creating affordable housing in your area exist due to area market conditions?

RESPONSE SUMMARY:

Land cost, lack of sites in close proximity to services, shortage of rentals, and development costs in outlying areas all represent barriers to potential construction of affordable housing. Lots that are available are too expensive due to scarcity. The majority of people who can afford the high prices are newcomers who are bringing in high dollar equity gained from West Coast sales, thus pushing up the demand for local home sales and inflating home values. The demand for good home sites exceeds the supply.

The number of rental vacancies is low while the high average purchase price of homes forces people to remain in rentals. Housing costs exceed the income level of most local prospective buyers. The majority of homes being built concentrates on more expensive, larger, single-family homes -- especially for newcomers who are willing and able to pay higher prices. The

direction that developers are taking makes it difficult for elderly, single parents, and low- to moderate-income persons to find affordable housing.

Those who are able to find a house to rent or buy are often unable to afford it. Buyers find it especially difficult to finance a home with all the bank and government regulations and compliance issues. The limitations and/or restrictions on home ownership programs do not alleviate the high cost of housing for families on fixed incomes. The market condition and housing vacancy rates support persons who can afford to pay mortgages of \$650 or more. Without a loan, many prospective buyers are unable to fulfill down payment requirements.

QUESTION: What organization or institutional barriers to affordable housing exist in your area?

RESPONSE SUMMARY:

The way in which institutions and organizations handle and develop funding priorities or criteria for selecting housing projects does not expand safe, decent, and/or affordable housing where it is needed. City, county, state, and federal resources and programs are not adequate to address and identify housing problems. Many local and state program organizations and nonprofits lack the interest that is needed to initiate a program to deal with housing issues. Programs tend to focus on creating housing that is affordable to those with 80 percent of median income, rather than those on AFDC, etc. Local governments lack fiscal assistance and commitment. There are no zoning incentives, and no affordable housing requirements. City zoning regulations prohibit and discourage mobile homes, in-fill, and multifamily development. Funds are lacking for rehabilitation of existing homes. Most rentals are old and landlords do not reinvest or maintain the interior or exterior of the structures. Taxes and sewer extension costs increase the building expenses for housing outside city limits, where land is affordable and regulations are more "friendly."

QUESTION: What things might best facilitate solving your area's housing problems?

RESPONSE SUMMARY:

Any significant solution to facilitate the affordable housing crisis will involve all sectors of the state. Financing from local lenders is required for both acquisition and development loans and permanent financing for home buyers. Specific barriers such as the application process, financing, and zoning need to be addressed both on the local and state levels. Local banks need to look beyond seeking just CRA credits. The development of affordable housing is a capital-intensive business; therefore, the issuers of debt must be willing participants. Affordable housing is the key element of local infrastructure. There must be affordable housing to maintain local jobs. The economy is unstable and jobs are important to investing in housing or upgrading existing homes.

Since home prices can't be lowered, a tax incentive or some sort of builder's incentive would boost the sales of family units within HUD limits. To counterbalance, HUD should raise the area limits. County officials can promote and assist in allowing construction of rental units that rent for prices commensurate with local area residents' incomes. Rental and down payment assistance should be offered to assist low income residents and elderly adults with rental disabilities. A thorough assessment needs to be incorporated to address Montana's housing dilemmas in all categories.

QUESTION: Are there gaps in the delivery of programs and resources in your area?

RESPONSE SUMMARY:

Local governments are beginning to address the issue of efficiency of programs delivery and resources. HUD guarantees loans that can extend to \$75,500, but the average home selling price is \$114,603. Homes that are affordable (\$70-\$80,000) might not meet HUD guidelines. Non-profit organizations are over-extended in their ability to serve a population that is growing because of newcomers, and the private sector is slow to respond to the housing issues. Programs need to be administered with consistency and simplicity. The general public is not aware of the programs available and those programs that are available lag behind in demand and are too complicated. Some individuals feel program requirements are too time consuming and difficult.

The efficiency of programs is not the only resource that is failing. Transitional housing of any kind is lacking for homeless, HIV infected, handicapped, and drug and alcohol addicts. Most federal programs make it too difficult to apply because of match fund requirements for the project, thus ignoring smaller communities with less money and a smaller population. Programs and resources need to be fully available to all in Montana.

MONTANA HOUSING SURVEY

The *Montana Housing Survey* was designed to collect specific data from a randomly drawn sample of Montana citizens. The survey questions related to housing conditions, inventory, cost, demand, needs for assistance, and suggestions as to preferred policy directions. Other household and structure data, not yet completely analyzed, will be included in future releases of the CHAS. Most quantitative questions related to ranking the degree of need, or problem, being experienced in the local community.

Since the survey was drawn on a random sample, statistically valid generalizations can be made about the opinions of Montana's citizens, as well as about housing throughout the state. The sample selected was approximately 3,600 households; to date, about 1,150 respondents have returned their surveys.²⁷ The following tables present preliminary findings from the survey; more formal conclusions will be delayed until all respondents have had an opportunity to return the completed survey.

The first issue requested related to type of general housing problems. Prospective respondents were asked to categorize the severity of each problem as it relates to rental housing and owner-occupied housing within their local communities in four basic problem areas related to Montana's housing stock: availability, affordability, suitability, and accessibility.

Table 1.41, below, presents a tabulation of these responses. Note that, consistent with the earlier discussion of needs assessment, rental housing was considered by respondents to be

²⁷ It is expected that, since follow-up letters were sent out near the end of September, 1993, additional instruments will be returned.

critically short, with nearly 70 percent indicating extreme positions along the plentiful to short supply continuum.

TABLE 1.41
RANDOM SAMPLE OF MONTANA CITIZENS
DEGREE OF HOUSING PROBLEMS
BY TENURE

		NUMBER OF RESPONDENTS						
	TOTAL RESPONDENTS	AVAILABILITY						
		PLENTIFUL						SHORT SUPPLY
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RENTAL HOUSING	1,094	17	20	36	102	165	265	489
OWNER OCCUPIED	1,069	68	78	115	207	224	217	160
		AFFORDABILITY						
		UNDERPRICED						VERY EXPENSIVE
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RENTAL HOUSING	1,082	14	16	94	292	230	208	228
OWNER OCCUPIED	1,066	9	23	85	284	239	249	177
		SUITABILITY						
		VERY SUITABLE						NOT SUITABLE
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RENTAL HOUSING	1,074	21	48	116	281	275	215	118
OWNER OCCUPIED	1,046	43	124	233	368	164	76	38
		ACCESSIBILITY						
		VERY ACCESSIBLE						NOT ACCESSIBLE
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RENTAL HOUSING	1,021	11	19	36	153	201	375	226
OWNER OCCUPIED	1,008	8	16	28	168	206	394	188

In regard to affordability, respondents indicated that rental and owner-occupied housing was moderately to extremely expensive, with responses heavily weighted toward "very expensive." In general, owner-occupied homes fared better in suitability ratings, with a sharp peak of opinions at the middle. This implies a very large stock of homes that, while structurally habitable, appear to need increased maintenance. Overall, Montana's stock of homes, both rental and owner occupied, have fairly significant accessibility problems.

These findings seem to indicate that Montanan's need and want more affordably priced homes, that the existing stock needs upgrading and rehabilitation, and that many more housing units need to be made accessible for Montana's disabled.

The sample of randomly drawn citizens were also asked to rank the degree of need for different types of in-need groups within their local communities. Table 1.42, below, presents the preliminary findings of this inquiry. All categories of in-need groups were classed as having at least some need; In regard to the elderly, respondents were weighted more toward higher levels of need, with over twice as many indicating severe need as no-need. While feelings related to housing needs of the disabled were similar, fewer people had moderate feelings and greater numbers had extreme opinions related to no need and severe need among this group. Here, opinions favored the higher level of need.

TABLE 1.42
RANDOM SAMPLE OF MONTANA CITIZENS
DEGREE OF NEED BY IN-NEED CLASSIFICATION

Group	NUMBER OF RESPONDENTS							Total Respondents
	Severe Need			Some Need			No Need	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Elderly	100	143	233	266	159	107	43	1,051
Mentally or Physically Disabled	120	143	212	229	116	126	81	1,027
Homeless	176	118	136	157	104	181	163	1,035
AIDS/HIV Infected	68	50	67	165	88	200	324	962
Alcohol or Drug Addicted	65	73	118	223	121	185	201	986

Opinions related to homelessness were not uniform: there were large numbers of opinions at either extreme and in the center. The precise reason for this tri-modal response has not yet been evaluated, but there may be geographic preferences yet to uncover. In regard to the AIDS/HIV infected group, opinions were quite strong that there was little, if any, need. While this type of response could be interpreted as bias, one must recall that the AIDS/HIV infection problem is very small in Montana and is dwarfed by other more visible social demands. A similar, though less extreme position, is evident in regard to the alcohol and drug dependent.

Respondents were asked to classify the degree of need for a variety of housing programs. As in previous assessments, more low rent rental units and affordably priced single-family homes were considered as most important. Low cost group care for the elderly also was favored by a majority of citizens. Each of these is presented in Table 1.43, below.

TABLE 1.43
RANDOM SAMPLE OF MONTANA CITIZENS
DEGREE OF NEED FOR HOUSING PROGRAMS

Type of Assistance	NUMBER OF RESPONDENTS							Total Respond ents
	Extreme Need			Some Need			No Need	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Repair and maintenance assistance	145	171	238	207	130	73	72	1,036
Rental assistance	194	179	208	199	104	87	71	1,042
Construction of low-rent rental units	320	186	184	119	73	80	84	1,046
Rehabilitation of rental units	149	185	231	187	95	88	87	1,022
Rehabilitation of single-family units	161	185	215	220	94	74	72	1,021
Low-rent group care for elderly	231	213	203	178	88	61	57	1,031
Assistance for mobile home owners	141	121	183	204	114	117	118	998
Construction of affordable single-family units	322	237	156	136	72	61	58	1,042

Respondents were also asked to vote "yes" or "no" regarding whether building and zoning codes adversely affect the affordability and availability of housing in their area. A majority indicated that neither type of public policy adversely affected housing. However, these responses need to be evaluated on a substate basis. In rapidly growing communities, such arguments surface very often. Furthermore, very few counties in Montana have adopted zoning

regulations and many counties in Eastern Montana have little subdivision review and inactive or non-existent planning boards and staff. In the larger western towns, this is not the case. Results of this question are presented in Table 1.44, below.

TABLE 1.44
RANDOM SAMPLE OF MONTANA CITIZENS
ADVERSE EFFECTS OF BUILDING AND ZONING REGULATIONS

	BUILDING CODES		ZONING REGS	
	YES	NO	YES	NO
AVAILABILITY	264	767	314	725
AFFORDABILITY	367	667	332	705

MONTANA HOUSING OPINION SURVEY

Recipients of this survey were selected from professions dealing with housing and land use planning issues. The purpose of the survey was to obtain opinions from all interested groups involved in housing regarding what factors foster affordable housing, and what factors act as barriers. At least one person representing the local government in each municipality and county was sent a questionnaire. All planners and administrators of housing rehabilitation and housing authorities were sent a questionnaire. Where a municipality or county was not represented by a planner or housing administrator, the mayor of the municipality or chairman of the county commission was contacted. In addition, a sample of one out of six bankers and all realtors and homes builders on the Comprehensive Housing Affordability Strategy FY93 mailing list were contacted. A total of 320 people received the mailed surveys.

In addition to the Housing Opinion Survey, each local planner and housing administrator was mailed a second questionnaire designed to gather statistical information about the housing stock and the status of planning and land use regulation in the community. Ninety-three surveys and 40 supplements were returned.

Survey recipients were asked their perception of housing demand, supply, and the degree of interest by developers for providing six categories of housing in their community. Recipients were asked to rank the degree on a five point scale, with 1 being the lowest and 5 the highest. Table 1.45, below, presents the results of the survey.

TABLE 1.45
MONTANA HOUSING OPINION SURVEY
RATED HOUSING DEMAND, SUPPLY, AND DEVELOPER INTEREST

	Demand	Supply	Developer Interest
Low-cost housing to rent	4.3	1.4	1.8
Low-cost housing to buy	4.1	1.5	1.7
Avg-priced housing to rent	4.1	1.6	2.0
Avg-priced housing to buy	4.0	1.8	2.4
High-end housing to rent	2.8	2.0	1.9
High-end housing to buy	2.9	2.6	2.7

Table 1.45 shows that the demand for low-cost and average-priced housing, both for rent and for purchase was perceived as extremely high. The demand for high priced housing was considerably less. The supply of low-cost and average-priced housing was scarce on a statewide basis. Paralleling the lack of housing supply was the respondents' perceptions that developers have little interest in meeting the demand for low and moderate priced housing. The disparity between demand for and supply of low and moderate cost housing is dramatic.

Of all respondents, 64 percent reported both highest demand and lowest supply of affordable housing. There was little difference in demand between rental or owner housing, but the most severe disparity between demand and supply was in low cost rental housing. Of the respondents who reported both high demand and low supply of low cost housing, 53 percent also reported that there is practically no interest by developers in producing low cost units. Only 23 percent of respondents reported equal supply and demand for high-end housing, 16 percent for average price housing and 7 percent for low cost housing. Those reporting equal supply and demand for low and average cost housing were very small towns and communities with declining economies in eastern Montana. Over 55 percent of the respondents reported a rental vacancy rate near 0 percent. Those who reported available housing were generally in Eastern Montana and the Hi-line area.

Although there were exceptions, most respondents believed that high construction cost of housing, particularly the high cost of building materials, was a major factor preventing low and moderate income families from obtaining affordable housing. High costs of land were cited frequently, especially by realtors and builders. Many respondents indicated that lack of employment or low paying jobs in the community were the reason why many families have low incomes that are insufficient to purchase or rent good housing. Most felt that meeting down payments and closing costs was a barrier to most low income people. Also, because of low incomes, people are often unable to meet credit requirements or other qualifying criteria for purchasing a home.

Most respondents in all occupations felt that developers are not trying to build low cost housing because of current strong markets in higher-priced housing, coupled with the fact that low income housing provides a poor return on investment. A fairly common observation was that willingness and capacity of higher-income non-resident home buyers to pay high prices and rents is driving up housing prices in many areas of Montana.

Respondents in all occupations believe that lack of available land is a problem, although there was a difference in perception as to why land is not available. Some cited the fact that their community is surrounded by public land, tribal land, or by private land where owners are unwilling to sell for housing development. Others cited the need to extend city utilities, or the fact that zoning does not provide enough available land, especially for multi-family and mobile home development.

Solutions commonly indicated by all occupations included providing more affordable financing, including rent and home subsidies, and raising the limits on Farmers Home Administration programs. Another fairly common suggestion was to provide assistance to builders and/or home buyers. Some respondents mentioned low cost loans, subsidies, or financing packages for developers of low cost housing.

STATE-ADMINISTERED SECTION 8 HOUSING

An indirect measure of affordability and availability can be found by inspecting the Section 8 rent assistance waiting lists. In Montana, the list was last prepared on September 30, 1993. Table 1.46, at right, presents the current number of households on the waiting list. This list, while last purged on July 7, 1993, is open at all times.

TABLE 1.46
STATE ADMINISTERED SECTION 8
WAITING LIST

Bedrooms	# on Waiting list
1 Bedroom	1,466
2 Bedrooms	2,831
3 Bedrooms	1,570
4 Bedrooms	178
5 Bedrooms	19
6 Bedrooms	3
TOTAL	6,067

Of those on the list, about 55 percent have one or more federal preferences. The complexion of the list is simply dependent upon those who apply. However, upcoming decline in the number of available certificates and vouchers is expected to alter the complexion of the waiting list. These new influences are anticipated because units are now linked to family self sufficiency and certificates and vouchers are now open to single person households. The latter is anticipated to swell the total waiting list to 10,000 households.

In FY 1992, the number of households on the waiting list amounted to 5,250. Therefore, between 1992 and 1993, there was a 16 percent increase in the waiting list. This implies that the housing market is not providing enough affordably priced rental property to adequately handle demand and household formation. This, in turn, leads to further pressure on rental prices.

Regrettably, Fair Market Rents (FMRs), the basis for the level of assistance provided to renters under Section 8 Housing, were adjusted downward as of October 1, 1993. Some of Montana's communities suffered significant declines of nearly \$100 a month or more. This may contribute to risk of homelessness for many people. The State intends to track Section 8 tenants to determine if reduced FMRs contribute to increases in homelessness.

SUMMARY

The *Survey of Montana's Housing Needs*, conducted during FY 1993, indicated several distinct problems and a variety of options for overcoming deficiencies in the provision of affordable housing.

In general, these findings can be summarized as a critical shortage of rental housing and a severe shortage of owner-occupied homes. All income groups are adversely affected, with low income persons being placed in the most compromising circumstances. In-needs groups are scattered statewide, but the elderly and handicapped have the highest incidence of need. There tends to be a high level of unsuitable homes and rental property as perceived by the public.²⁸ In addition, both rental housing and owner occupied homes are not very accessible for Montana disabled citizens. Further, the in-need groups are specifically the homeless, the elderly, and the mentally or physically disabled. Since the incidence of AIDS/HIV infection is relatively low in Montana, the public perceives little need for this type of housing and housing related services. However, within local jurisdictions, these needs can contrast sharply. Also, rental and home prices are increasing significantly, with building and zoning practices affecting housing availability in areas with faster growing populations and active subdivision and zoning activities.

Few opportunities exist today for increasing the provision of affordable housing, but many barriers exist. These barriers include land prices, material costs, population migration, and zoning regulations. Service gaps exist. These relate to programs that provide additional support to the in-need groups. These service gaps can be partially addressed through current delivery systems, but most sources are under funded.

The *Montana Housing Opinion Survey* confirmed the previous survey analysis. Rental housing is critically short throughout the state, and owner-occupied homes are not affordable. Furthermore, developers are largely uninterested in providing low-cost housing, whether for rent or purchase. Respondents indicated similar causes for the high cost of housing, such as building materials and land costs. Other indicators contributing to the lack of affordability related to low paying jobs, an inability to meet credit requirements, and an inability to save for down payment and closing costs. The survey respondents indicated that prospective solutions relate to low cost financing, rent and home subsidies, and assistance to builders and home buyers.

The *Montana Housing Survey*, through the canvassing of randomly selected citizens, revealed findings similar to the above two needs assessment results. There are critical shortages of rental housing, and severe shortages of affordably priced homes. There are significant needs for program support for the creation of low-cost rentals and affordably priced homes. Even Montana's Section 8 waiting list concurs with the above, as over 6,000 are now on the list, which is expected to rise to about 10,000 over the course of the next few years.

PROPOSED ACTIONS ENHANCING PROVISION OF AFFORDABLE HOUSING

CONSTRUCTION OF LOW-RENT UNITS

There is a large demand for additional low-rent units across the state. The demand is urgent in Montana's seven major cities, but there are shortages in most rural areas of the state

²⁸ In general, Montana citizens take a more critical view of suitability than the CHAS definitions.

as well. Very low-, low-, and moderate-income Montanans are competing with upper income newcomers for the same stock of rental units. The increasing demand has depleted the affordable rental units. In those regions of the state favored by wealthy newcomers, many Montanans cannot afford year-round rental housing without a subsidy. This is particularly true for the western region of the state. The market is driven by the lack of units, and people are priced out of what once were low-cost units. Gentrification, or the upgrading of formerly low-cost older housing, and the overall increasing demand for existing rental stock have contributed to the decreasing stock of affordable rental units in major cities. Vacancy rates are below 1 percent in Billings, Glendive, Great Falls, Helena, Kalispell, Missoula, Bozeman, and Park County. Rental prices have typically increased by more than 100 percent since 1988.

There has been almost no new rental construction in recent years, especially in major cities where Farmers Home Administration funds cannot be used (communities with populations in excess of 20,000). In many places, few if any vacant lots are available on which to build new units. Most areas zoned for multifamily have already been developed.

New construction of public housing has decreased. Only five new units of fully subsidized public housing were awarded to Montana over the past three years, and those units were built in Missoula during spring 1993. All regions, except Sidney, have waiting lists for all sizes of publicly assisted units. The waiting lists for rentals indicate that the greatest demand is for two-bedroom units. This is of particular concern in Billings, Bozeman, Great Falls, Helena, Kalispell, and Missoula. Families requiring larger units (three or more bedrooms) wait longer for fewer units. While the waiting lists for larger units are not as long, the turnover rate is low, and large families remain on waiting lists for years.

Subsidized or unsubsidized, low-cost rental units simply are not available in the areas where there is the greatest demand.

CONSTRUCTION OF SINGLE FAMILY UNITS

In much of urban Montana, there are not enough affordable single-family units to meet the demand or need. The influx of affluent newcomers has driven home prices up in Billings, Bozeman, Helena, Missoula, and Kalispell. Home ownership in those communities is becoming a luxury. Most homes are priced over \$100,000. Homes priced between \$60,000 and \$100,000 are very difficult to find, and homes for under \$60,000 are practically non-existent. In Great Falls, houses are not available at any price. Neighborhood Housing Services was able to finance construction of five new houses by removing eight that were substantially substandard. There were 36 families on the waiting list before the project was publicly announced. The houses are running \$60,000 to \$61,500, but subsidies will buy them down to around \$40,000. In Kalispell, so-called starter homes are out of the grasp of most people, since sale prices start at about \$75,000. There are long waiting lists to get into houses. Families are moving in to take jobs, but there is no housing available. New homes in Missoula also start at about \$75,000. Habitat for Humanity has built three homes there and plans to build two more.

Even parts of northern and eastern Montana are experiencing housing shortages. Chester has some single-family homes available, but they tend to be old and in poor condition. Glendive has 30 homes for sale but almost no homes for rent. There is a demand for more expensive homes. Rents have not yet escalated. In Sidney, the market is tight for single-family homes, and prices are going up.

The picture is somewhat brighter in Billings and Butte. In Billings, there has been a 34 percent reduction in stock for sale. There are some homes being built now in most price ranges, but not enough to keep up with the demand. There are homes available to rent and buy in Butte, but there is a gap in the availability of moderate priced homes, \$50,000 to \$60,000. There is a need for low and moderately priced single-family units of up to four bedrooms.

REHABILITATION OF EXISTING LOW-RENT UNITS

In most areas, the tight housing market has removed the incentive to build low-income units. For the most part, no new low-cost units are being built, and those units remaining as low-rent units are deteriorating. Many people are living in substandard units, or units in violation of fire and safety codes, such as basement apartments without proper ventilation and exits. The issue underscores the persistence of substandard housing, and many of Montana's non-subsidized low-rent units appear to be in substandard condition. This is especially true for rural areas where rental markets are less dynamic and rehabilitation financing is difficult to obtain. Most low-rent units and single-family units were built before 1940 and need major renovation like wiring and heating. For example, many units carry high utility costs for tenants. Electric heating systems can cost tenants an additional \$200 to \$300 per month in the winter months.

REHABILITATION OF EXISTING SINGLE-FAMILY UNITS

In several rural areas of Montana, older single-family units continue to deteriorate. Landlords are reluctant to rehabilitate units by incurring additional debts. Homeowners in rural areas often do not have enough income to maintain their homes properly. Rural communities and small towns generally do not have the resources to organize and operate effective rehabilitation programs.

The rural area around Butte has many homes in generally poor condition. Livingston has some of the oldest homes in Montana. In the old section of the city, 95 percent are more than 60 years old. They also do not conform to current zoning, being close together and right up next to the sidewalk. In one-third of the town, 77 percent of homes are substandard. In general, 80 percent of the stock is pre-1950; 56 percent of that is pre-1939.

According to the 1990 Census, 22 percent of the state housing stock was constructed prior to 1940. While age is not necessarily an indicator of substandard condition, the Montana Building Codes Bureau maintains that homes constructed prior to 1940 are more susceptible to deterioration of the foundation, inadequate roof support, and drainage problems. When families

try to purchase these homes, they find that the homes do not qualify for federally insured mortgages because of their deteriorated condition. In addition, many single-family home dwellers experience higher energy costs because their homes are not properly weatherized. Montana needs to rehabilitate rental properties and keep rents affordable. This will protect the housing stock and the tax base.

AFFORDABLE HOME OWNERSHIP OPPORTUNITIES

Home ownership gives people pride, a sense of community, equity for the future, and a stake in maintenance. But, where there is no affordable housing stock available to purchase, home ownership opportunity programs can have little impact. Most urban Montana communities are experiencing severe shortages of affordable single-family homes. As in the case of rental housing, low- and moderate-income home buyers must compete with middle and upper income home buyers for a relatively fixed number of units. In areas with high demand for more homes, there has been little new construction in recent years. Where new construction is taking place, particularly in Bozeman, Kalispell, and Missoula, most new units are for high-income buyers. Older units that are available within the price range for low- and moderate-income buyers often require substantial rehabilitation.

Where it might be a natural evolution for individuals and families to move from rental units into single-family homes, this is not always possible. Even in those cases where the monthly mortgage payment would be significantly lower than rental costs in a non-subsidized unit potential buyers often lack the funds for a down payment and other closing costs. As noted above, qualified buyers--those who have the incomes to support home ownership--sometimes have difficulty finding qualified houses (i.e., ones that meet FHA and VA standards).

REPAIR AND MAINTENANCE ASSISTANCE

Elderly Montanans on fixed incomes, people with disabilities, and people with chronic illness often are unable to maintain their homes. They lack the financial or physical resources for normal repair and maintenance. As homeowners become unable to maintain their homes, the condition of the home worsens. Many of these homeowners prefer to remain in their homes and receive rehabilitation and maintenance assistance rather than live in low-rent units, assisted care facilities, or with other members of their families. The scarcity of low-rent or assisted care options often leaves them with limited choices.

Elderly Montanans constitute the largest single group of single-family homeowners. More than half (58 percent) of Montana's elderly population own homes. According to a recent study by the Governor's Office on Aging, 61 percent have lived in their homes at least 20 years. According to the 1990 Census, 62 percent of Montanans over age 60 live in rural areas, with the highest concentration in eastern Montana. There is a cost savings connected to lengthening the period of elderly independence. The biggest problem for the elderly is affordability of existing housing. Rising costs for maintenance and utilities become prohibitive for those on fixed incomes, even when the mortgage is paid off.

ASSISTANCE FOR MANUFACTURED HOME AND MOBILE HOME OWNERS

For many Montanans, mobile homes represent one of the most available affordable housing alternatives. There are more than 54,000 mobile homes in the state, and officials estimate that between 114,000 and 160,000 Montanans live in mobile homes. There is a strong demand for mobile homes as a viable option for single-family home ownership. Between 1980 and 1990, 79 percent of the increase of housing stock in Missoula was mobile homes. Lending institutions are seeing a rise in applications for mobile home financing since there are few other options. Financing applications have shifted from \$40,000 conventional homes (of which there are none on the market) to \$20,000 mobile homes plus \$10,000 for land, wells, and septic systems.

Mobile homes may be affordable on a square footage basis, but quality standards have not always been comparable. In the past, poor land use planning and structure quality standards have caused mobile homes to decrease surrounding property values, cause traffic problems, overburden sewer and water systems, or constitute health hazards. Mobile homes also are not subject to the same building code review as permanently constructed homes. There have been concerns about weatherization, structural standards, and ADA compliance. Although the homes themselves are affordable, many people do not have and cannot get the money to include the cost of the lot in their loans.

Use of mobile homes varies across the state. In some places, mobile homes constitute 30 percent of a community, and individual sites for mobile homes are plentiful, with existing mobile homes courts near capacity. But use of mobile homes is declining in some parts of Eastern Montana, where housing is not as tight. The mobile home courts in Glendive are in decline, in the wake of the bust of the oil boom. People abandoned their mobile homes, leaving the banks to sell them as vacation homes to recover financing costs. Mobile homes are also in decline in Sidney, dropping from about 500 to less than 100 today. Renting a lot is expensive, and the total cost for a mobile home plus lot rental is approximately equal to the cost of renting a conventional home.

Mobile home accessibility is a problem because of size limitations. They are inaccessible for wheelchair users, unless they are custom made. Title III of ADA places new construction standards on mobile home manufacturers as well as new housing construction. Nationwide, about 12 percent of physically disabled adults live in mobile homes. Mobile homes do provide an affordable ownership option. The Rural Institute on Disabilities is working on a research project in cooperation with the North Carolina Center for Accessible Housing to design accessible manufactured homes.

There is a desperate need for the affordable option manufactured housing provides. However, it appears difficult to develop new courts or individual spaces. The public image of mobile homes needs to be improved. Manufactured housing of today meets high standards for quality in both design and materials. For example, new electrically heated mobile homes manufactured for Western Montana are super-insulated under the Super Good Cents Program.

ASSISTANCE FOR SINGLE PARENT FAMILIES AND FAMILIES WITH SUPPORTIVE NEEDS

There is a growing number of single head-of-household families, the majority headed by women. More particularly, 35,139 families with children, or 17 percent of all family households in the state, are headed by one parent. Of those, 75.6 percent are headed by single women and 24.4 percent by men. These families find few affordable units that provide supportive services, such as counseling, day care, chemical dependency programs, and employment assistance.

LOW-RENT CONGREGATE CARE FACILITIES FOR ELDERLY MONTANANS

Congregate care facilities foster independent living while providing limited shared services such as meals, recreation facilities, and on-call medical services. The congregate care approach recognizes that elderly housing issues cannot be dealt with in isolation. For those elderly who do not wish to live in a nursing home but do require some assistance, congregate care facilities offer an attractive alternative.

The need for more units of congregate care appears to be specific to particular areas of the state that serve as retirement centers. For example, Missoula is becoming an attractive area in which to retire because of its excellent health care and the cultural and educational activities of the university. Other communities that identified the need for more congregate care facilities include Butte, Glendive, Wibaux, Great Falls, Havre, Kalispell, and Wolf Point. Elsewhere in the state, the need is for adequate funding of existing units, and the provision of a more comprehensive range of housing and care options for the elderly.

HOUSING FOR DISABLED PERSONS AND THOSE REQUIRING SUPPORTIVE SERVICES

As housing has become more scarce and less affordable, people with disabilities have joined many others on waiting lists for low-cost rental units and other subsidized units. Disabled accessible units that are not subsidized are usually more expensive because of the increased square footage required for wheelchair accessibility and other modifications.

The primary concern for disabled people is accessibility. Many of the units in the state were constructed without adequate accessibility. Many disabled people requiring disabled accessibility would prefer to remain in existing homes or apartments. These units often require renovation for access. Usually, disabled people do not have the income to pay for the necessary renovation and for removal of the renovations (as required by the Americans with Disabilities Act), should they move elsewhere. As a result, many disabled people are living in units that do not meet their basic needs for accessibility. Given the shortage of affordable accessible units, young adults with disabilities tend to live at home. Again, remodeling to fit their needs is often prohibitively expensive.

Over the past twenty years, Montana has deinstitutionalized many people with mental illness or developmental disabilities. Group homes have been established in some areas to help meet the needs of the developmentally disabled. In Helena, this housing is extremely limited. Little corollary effort has been made to secure housing for the deinstitutionalized mentally disabled. Particularly in those areas where housing is tight, the mentally disabled are forced to compete with all the other low-income populations for scarce housing and housing assistance.

An additional requirement of the Americans with Disabilities Act is "reasonable accommodations." Problems may arise as to the extent services are needed, expected, and legally required. This consideration could dissuade landlords or developers from accepting people with disabilities.

B.1.B ESTIMATES OF VERY LOW, LOW, AND MODERATE INCOME NEEDS

i. ESTIMATES OF NEED BY VERY LOW-INCOME HOUSEHOLDS

There are nearly 40,000 households throughout the state that are considered very low income renters; another 75,000 households are very low income homeowners. The two income groups comprising about 115,000 households, make less than 50 percent of the state's median family income, or less than \$14,000 per year. Of the low-income renters, nearly 10,000 are elderly one and two member households, over 13,000 more are small related households, and another 3,300 are large related households. Of homeowners, 17,150 are elderly. The majority of these groups have housing problems. Adequate housing suitable for habitation is not affordable for this group.

ii. ESTIMATES OF NEED BY OTHER LOW-INCOME HOUSEHOLDS

For the other low-income household category, those having incomes between \$14,000 and about \$22,500 per year, fewer households can be categorized here. There are about 21,250 renter households and 56,000 owner-occupied households. Of the renters, 3,400 are elderly and nearly 2,000 are large families. Of the home owners, 14,000 are elderly. This group is also having difficulty locating affordable housing that is suitable for habitation, due to shortages and high prices in the market.

iii. ESTIMATES OF NEED BY MODERATE INCOME HOUSEHOLDS

There are about 8,400 renter households with incomes 81 to 95 percent of the state's median family income, between \$22,500 and \$25,640 per year. Of these, 904 are elderly and 784 are large families. However, 27,033 of Montana's households fit moderate income classification and are homeowners. Twenty-five percent of the large family renter households are experiencing housing problems; and 25 percent of the "all other owners" classification are experiencing housing problems. Again, these problems center on availability and affordability.

iv. SUMMARY

Of the 306,919 households in Montana, 45 percent of large family renters were having housing difficulties during the 1990 Census. Of the elderly homeowners, 66 percent were having some form of housing difficulty. Overall, 75 percent of all Montana's households make less income than the national average median family income of about \$36,000.

B.1.C. CLASSIFICATION OF MONTANA'S HOUSING REQUIREMENTS

Montana's housing needs fall into four broad categories: availability, affordability, accessibility, and suitability. Within these categories there is widespread need for construction, rehabilitation, expansion, financing, ownership opportunities, demolition, and coordination and continuity in program implementation. Each of the four categories is defined below.

HOUSING AVAILABILITY

Lack of available housing is the major problem across Montana. In many parts of the state, there is nothing available. Housing is extremely tight, and what is available is often substandard. Despite census numbers to the contrary, Montana's major cities are experiencing a dramatic population influx that is driving up the demand for housing.

In Kalispell, Missoula, Bozeman, Helena, and Billings, that influx is comprised of higher income households. In those areas, the available housing stock is near zero vacancy rate. People who can afford housing are willing to settle for low-rent units while awaiting better opportunities; but this forces low-income residents to loose housing options. This activity tends to increase the incidence of homelessness because households can no longer afford housing. Furthermore, the only housing being built is up-scale and profitable. Little, if any, affordable housing is being built. Complicating this issue is the fact that there has been a slow down in the turn-over of existing subsidized housing. It is difficult to find any housing, particularly housing affordable to the low- and moderate-income population.

HOUSING AFFORDABILITY

While affordability varies significantly around the state, it is a bigger problem in the more urbanized areas; the tight market and general lack of housing stock have pushed prices up. Now there is a huge gap between housing prices and what people can afford to pay. The crisis is particularly acute in several Montana communities that have experienced rapid growth over the last two or three years.

Missoula's situation is representative of cities and towns in the western half of the state. Section 8 landlords are increasing rents at annual review, citing prevailing market rates, tax, and sewer increases. Some are simply leaving the program, citing three main reasons: (1) HUD certificates limit annual rent increases; (2) certificate participants cannot pay more than 30

percent of their income, thereby effectively limiting further certificate use; and (3) voucher participants cannot afford to pay the increased amount over and above the voucher. Rent for an average two-bedroom unit had increased 22 percent from April 1990 to April 1992, before the July 1992 cycle of rent increases. Effective October 1, 1993, Fair Market Rents (FMRs) in the state were reduced. This only contributes to an already dire situation.

HOUSING ACCESSIBILITY

Because of the Americans with Disabilities Act (ADA), housing accessibility has become a visible need across the state. Accessibility is a problem unless the unit was specifically built for people with disabilities. Modification of existing rental units is difficult to accomplish and the modifications must be removed and the unit restored to its original condition when the disabled tenant leaves. Most people with disabilities cannot afford to do this, and landlords are often unwilling to incur long-term expenses for prospectively short-term tenants. Resolution of this issue presents a challenge for all involved.

HOUSING SUITABILITY

Outside Montana's metropolitan areas, a major problem pertains to dilapidated housing. Although many people live in their own homes, incomes are not high enough to maintain their homes. Affordable rental housing is available, but it is not in good condition. Many homes are 100 years old, built on sandstone foundations, have out-of-date wiring, use gas venting chimneys for wood stoves, and are poorly insulated.

In these situations, lack of return on investment is the major problem for landlords of housing that needs rehabilitation. Landlords do not want to lose their present tenants. They cannot borrow money and incur debt when they cannot afford to dislocate tenants or raise the rents to meet their debt service.

SUMMARY

Each of the above issues have pointed to the extreme need for affordable housing. First-time homebuyers are having extreme difficulty purchasing a home, due to low pay and high home costs. Down payments make the step to homeownership difficult, if at all possible. CHAS Table 1C, presented on the following page, offers a tabular assessment of Montana's current need for housing.

CHAS Table 1C

U.S. Department of Housing and Urban Development
Office of Community Planning and Development
Comprehensive Housing Affordability Strategy (CHAS)
Instructions for States

Name of State or Sub-State Area:		Source of Data:			Data is current as of the following date:			Five Year Period: FY:		through FY: 1998
Montana		CHAS Databook			1990			1994		
Household by Type, Income, & Housing Problem	Elderly 1 & 2 Member Households (A)	Renters			Owners			Total Owners (H)	Total Households (I)	
		Small Related (2 to 4) (B)	Large Related (5 or more) (C)	All Other Households (D)	Total Renters (E)	Elderly (F)	All Other Owners (G)			
1. Very Low Income (0 to 50% MFI)*	9,586	13,242	3,329	14,642	40,799	17,153	4,807	33,989	74,788	
2. 0 to 30% MFI*	4,759	7,452	1,794	8,303	22,308	6,351	2,550	14,194	36,502	
3. % with any Housing Problems	48%	78%	82%	80%	76%	67%	72%	71%	74%	
4. % Cost Burden > 30%	60%	77%	71%	78%	73%	65%	68%	68%	71%	
5. % Cost Burden > 50%	37%	60%	51%	64%	56%	35%	50%	45%	51%	
6. 31 to 50% MFI*	4,827	5,790	1,535	6,339	18,491	10,802	2,257	19,795	38,286	
7. % with any Housing Problems	54%	64%	69%	70%	64%	30%	53%	43%	53%	
8. % Cost Burden > 30%	52%	60%	46%	67%	59%	29%	50%	40%	49%	
9. % Cost Burden > 50%	18%	14%	11%	17%	16%	9%	22%	17%	16%	
10. Other Low-Income (51 to 80% MFI)	3,407	8,513	1,917	7,417	21,254	14,138	4,319	35,061	56,315	
11. % with any Housing Problems	37%	28%	37%	27%	30%	12%	41%	35%	33%	
12. % Cost Burden > 30%	36%	24%	13%	24%	25%	12%	39%	26%	25%	
13. % Cost Burden > 50%	4%	2%	1%	1%	2%	4%	11%	7%	5%	
14. Moderate Income (81-95% MFI)*	904	3,932	784	2,761	8,381	5,650	2,089	18,652	27,033	
15. % with any Housing Problems	14%	7%	25%	7%	10%	7%	25%	20%	17%	
16. % Cost Burden > 30%	12%	3%	2%	5%	5%	7%	25%	17%	13%	
17. % Cost Burden > 50%	2%	0%	0%	0%	0%	2%	4%	2%	2%	
18. Total Households**	16,590	39,239	8,373	33,875	98,077	60,937	22,828	208,842	306,919	
19. % with any Housing Problems	43%	32%	45%	40%	37%	66%	29%	19%	25%	

* Or, based upon HUD adjusted income limits, if applicable.

** Includes all income groups -- including those above 95% of MFI.

FIVE-YEAR FORECAST ECONOMIC, DEMOGRAPHIC, AND POPULATION STATISTICS

The following discussion addresses a forecast of employment and earnings by industry, unearned income sources, population by age and sex cohort, and household formation annually through the year 2015. While presented here at the state level, all Montana's fifty-six counties have similar annual forecast data. For the purpose of assisting local jurisdictions with planning issues, the county level economic and demographic forecast is available in similar form from MDOC.²⁹ The data presented herein is in tabular form, in Tables 1.46 through 1.51, and is described below.

Statewide employment growth is expected to slow, falling from a 1.8 percent growth rate between 1967 and 1992 to a 1.2 percent rate of growth over the 1992 through 2015 period. This slower growth still has employment rising to nearly 600,000 by the year 2015. Employment in the agricultural sector continues to fall, shedding some 5,000 jobs over the period. The largest percent employment expansions will come from increases in retail trade, finance-insurance-real estate, and services. However, these wage sectors are typically some of the lowest paying sectors. For example, retail trade workers made an average of \$12,970 in 1967, but by 1992 this had fallen in real terms to less than \$10,000. In finance-insurance-real estate, wage earners averaged \$15,971 in real terms in 1967, but this has fallen about 30 percent, to \$10,601 in real terms by 1991. Persons who may remain employed in these lower paying sectors will continue to face difficulties affording adequate and suitable housing. Furthermore, no appreciable growth will occur in manufacturing employment, and there will be extremely modest rises in mining employment. The traditionally higher paying industrial jobs will not keep pace with overall employment growth.

Overall, wage and salary income will rise over the forecast horizon, due to rising productivity and the easing of recessionary pressures. Earnings alone will increase from 7.4 billion in 1992 to nearly 12 billion (real 1987 dollars) by the year 2015. Average real earnings per worker will increase over the forecast horizon, but, as noted above, earnings will not be equitably distributed over the economy. The net results indicate that per capita income will rise from about \$14,000 in 1992 to over \$18,600 (real 1987 dollars) by the year 2015. On the surface, it would appear that with greater rates of pay, the affordability burden may ease.

Statewide population will continue to rise, placing pressure on the housing market. Population is expected to increase from about 824,000 in 1992 to about 866,700 in 2000, and to 956,000 by 2015. Furthermore, household formation will rise by nearly 77,000, with the steepest rises occurring within the 1992 through 1998 period. Diagram 1.12, below, portrays

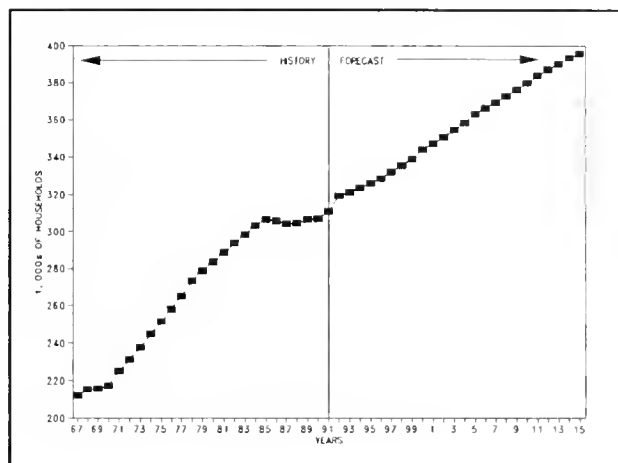
²⁹ Data has been provided by the Census and Economic Information Center (CEIC). The CEIC can provide additional data pertaining to each county in the state of Montana and may be contacted by calling (406) 444-2896. Historic data, comprising the years 1969 through 1991, are from the U.S. Department of Commerce, Bureau of Economic Analysis, Regional Economic Information System. The most recent two years of this data is revised annually, with new benchmarks every five years; 1993 is a benchmark year. Forecast data was purchased by the CEIC from the National Planning Association Data Services, Washington D.C. (NPA). This is their August 1993 forecast. The NPA forecast is revised twice annually. CEIC's subscription is for annual revisions; this forecast was released in May 1993.

**DIAGRAM 1.12
HOUSEHOLD FORMATION IN MONTANA**

the household forecast. As seen, another 25,000 housing units must come into the market within the next five years to meet the demand. If some parts of the population receive higher wages, prices will tend to follow demand. Those individuals without higher paying job skills will continue to face worsening housing affordability problems.

ANTICIPATED CHANGES IN NEED

Montana does not see new types of housing needs arising over the forecast horizon. However, the degree of need for those who are unable to ride the prospective economic upswing will fall increasingly into housing stock that may have environmental hazards, may be unsuitable for adverse weather conditions, or may be overcrowded.



Current economic and housing market conditions favor middle to upper income households, where the purchase of single-family homes is strong and construction activity is good. Low- and very-low-income households are experiencing the lower quality housing, are more crowded in their homes, face greater chances of having lead-based paint hazards, and see significant affordability problems. Market conditions are impeding the formation of affordable home ownership opportunities and are not generating sufficient rental housing to alleviate problems faced by renters. Low-income large families face overcrowding a majority of the time in several local communities. The needs of these low income groups remain unmet.

While short-term employment and population forecasts predict some slowdown in job growth and population in-migration, releasing some pressure on the housing market, current affordability problems will persist or worsen into the future for both first-time homebuyers and renters. Currently, affordability problems are faced by large, low-income families, all other low-income households, and all renter households.

Without significant market intervention, the direction of the housing market may pass by current in-need groups. These groups will therefore continue to go without affordable housing and may face increasingly difficult, overcrowded, unsuitable, or hazardous housing conditions. Economic theory suggests that market intervention actions that produce additional affordable home ownership opportunities or increase the supply of affordably priced rental properties will dampen the rising degree of need for affordable housing in the state.

KEY FOR TABLES

FARM = Farming
 AFF = Agriculture, Fishery, and Forestry Services
 MIN = Mining, Both Mineral and Non-mineral
 CONST = Construction
 MFG = Manufacturing
 TCPU = Transportation, Communications, & Public Utilities
 WHS = Wholesale Trade
 RTS = Retail Trade
 FIRE = Finance, Insurance and Real Estate
 SRVC = Services
 FED C = Federal Civilian Government
 FED M = Federal Military Government
 S&LG = State and Local Government
 TOTAL = Total employment
 F SE = Farm self employed persons
 NF SE = Non farm self employed persons
 W&S = Wage and salary employment

 TOTAL POW = Total Earnings by Place of Work, Real 1987 Dollars
 SSI = Social Insurance Contributions, Real 1987 Dollars
 RADJ = Residence Adjustment, Real 1987 Dollars
 DIR = Dividends, Interest, and Rents, Real 1987 Dollars
 TP = Transfer Payments, Real 1987 Dollars
 T POR = Total income by Place of Residence, Real 1987 Dollars
 PC INC = Per Capital Income, Real 1987 Dollars
 T POP = Total County Population
 HH = Households

TABLE 1.47
HISTORIC AND FORECAST EMPLOYMENT DATA FOR MONTANA
 1,000s OF JOBS

YEAR	FARM	AFF	MIN	CONST	MFG	TCPU	WHS	RTS	FIRE	SRVC	FED C	FEO M	S&LG	TOTAL	F SE	NF SE	W&S	TOTAL
1967	41.04	2.23	5.83	15.47	23.48	18.41	9.42	45.39	11.27	47.65	12.36	15.22	35.37	282.93	29.19	31.42	222.32	282.93
1968	38.78	2.40	5.85	14.78	23.93	18.35	9.90	49.07	11.55	48.49	11.71	12.40	36.70	280.41	28.69	31.13	220.59	280.41
1969	37.89	2.28	8.58	14.54	25.64	18.87	10.41	48.91	12.83	51.40	11.80	11.17	37.95	290.08	28.43	35.83	227.82	290.08
1970	37.63	2.38	8.83	14.99	25.31	18.84	10.72	49.52	13.33	52.36	12.03	11.32	39.18	294.42	26.14	36.72	231.57	294.42
1971	38.31	2.85	5.66	15.75	25.04	19.01	10.84	51.21	13.32	54.63	11.84	11.43	41.58	301.27	25.73	38.21	237.33	301.27
1972	37.93	2.97	6.50	17.78	25.51	19.91	11.71	53.33	14.13	58.21	12.38	11.24	42.34	313.92	25.12	41.29	247.51	313.92
1973	37.96	3.09	7.02	18.98	25.92	20.74	12.21	58.42	15.72	61.28	12.00	11.69	43.79	326.99	24.74	43.21	259.04	326.99
1974	38.51	3.31	7.83	19.35	25.93	22.00	12.98	58.51	16.67	63.06	13.00	11.79	45.79	338.5	24.15	45.22	269.13	338.5
1975	35.27	3.25	8.87	19.11	24.69	22.00	15.64	57.44	17.13	65.35	13.54	11.22	47.71	339.01	22.91	46.98	269.12	339.01
1976	33.37	3.34	6.37	20.99	25.76	22.52	16.36	62.03	18.24	71.41	13.42	10.74	48.68	353.21	22.71	51.31	279.2	353.21
1977	31.80	3.48	8.84	23.40	27.35	23.44	16.91	64.93	19.73	75.19	13.24	10.18	49.81	366.07	22.77	55.07	288.23	366.07
1978	31.66	3.77	7.65	25.14	28.80	24.88	17.67	70.04	21.52	80.37	13.84	10.10	51.19	380.6	22.72	58.66	305.02	380.6
1979	34.06	3.80	8.38	23.98	29.01	26.38	18.55	70.53	22.52	81.80	14.00	9.79	51.27	393.89	23.48	58.87	311.55	393.89
1980	32.87	3.74	9.41	22.32	26.19	26.21	18.83	68.78	22.95	82.98	13.95	9.23	51.92	388.38	22.62	58.88	307.88	388.38
1981	33.48	3.92	11.90	21.10	25.01	28.43	19.15	69.47	23.74	84.33	13.64	8.12	51.12	391.39	22.53	60.42	308.44	391.39
1982	33.22	4.18	10.36	22.15	22.36	25.91	18.18	69.94	23.91	85.44	13.13	7.96	50.94	387.66	22.49	63.95	301.22	387.66
1983	34.11	4.69	8.44	22.94	24.20	24.56	17.91	71.02	24.64	88.81	13.06	8.54	51.41	394.32	23.92	67.43	302.97	394.32
1984	33.17	4.85	8.79	23.15	24.89	25.71	18.30	73.29	25.95	93.73	12.85	8.48	52.19	405.42	23.52	74.23	307.68	405.42
1985	32.27	4.85	7.62	21.70	24.23	25.50	17.43	72.45	26.35	97.15	12.87	8.34	52.58	403.33	23.38	76.88	303.08	403.33
1986	32.12	4.95	8.54	20.18	23.71	24.38	16.07	71.05	26.03	99.64	12.70	8.62	53.19	399.18	22.88	77.12	299.18	399.18
1987	32.32	5.37	6.80	18.34	23.47	23.86	15.81	71.59	25.61	102.92	13.16	8.97	52.78	400.97	22.67	77.54	300.75	400.97
1988	31.88	5.51	6.95	18.35	23.92	23.82	15.64	74.08	26.37	106.68	13.55	9.09	53.89	409.5	22.74	78.88	307.89	409.5
1989	31.04	5.45	7.00	19.28	24.90	23.89	16.44	78.59	25.69	110.29	13.78	9.51	54.35	418.23	22.86	78.92	316.45	418.23
1990	31.01	5.83	7.00	20.25	25.04	24.12	16.51	77.59	26.00	114.17	13.94	9.21	55.59	426.03	22.85	80.1	323.07	426.03
1991	30.45	5.83	6.57	21.63	24.42	24.45	16.80	80.96	26.77	117.19	13.27	9.24	56.34	433.73	22.95	81.66	329.12	433.73
1992	30.70	5.61	6.91	24.21	25.41	24.73	17.14	84.56	28.43	123.83	13.64	8.60	58.27	452.04	23.19	81.71	347.15	452.04
1993	30.67	5.76	7.18	24.85	25.83	25.28	17.51	88.86	28.15	127.93	13.60	8.02	58.43	452.04	23.21	84.04	354.78	452.04
1994	30.43	5.87	7.26	25.30	25.97	25.58	17.76	88.56	29.70	131.24	13.51	7.66	61.81	470.63	23.08	85.71	361.85	470.63
1995	30.06	5.96	7.33	25.68	26.00	25.79	17.94	89.92	30.13	134.04	13.44	7.27	63.87	477.22	22.84	87.05	367.33	477.22
1996	29.91	6.10	7.45	26.27	26.30	26.18	18.24	91.93	30.78	137.80	13.35	6.98	65.53	486.69	22.76	89.02	374.91	486.69
1997	29.70	6.22	7.55	26.82	26.38	26.52	18.52	93.79	31.37	141.35	13.28	6.72	68.08	494.29	22.85	90.86	380.78	494.29
1998	29.45	8.34	7.64	27.07	26.41	26.77	18.76	95.44	31.94	144.75	13.33	6.49	67.00	501.39	22.48	92.45	386.48	501.39
1999	29.18	8.47	7.73	27.32	26.45	27.02	19.01	97.08	32.49	148.15	13.38	6.28	67.91	508.48	22.32	94.04	392.12	508.48
2000	28.91	8.58	7.82	27.58	26.48	27.26	19.26	98.75	33.06	151.61	13.45	6.06	69.12	515.93	22.14	95.64	398.15	515.93
2001	28.61	8.70	7.90	27.80	26.47	27.47	19.48	100.32	33.59	154.94	13.51	5.85	69.81	522.44	21.94	97.15	403.35	522.44
2002	28.43	8.78	8.01	28.10	26.49	27.91	18.70	101.60	34.28	157.76	13.63	5.85	70.56	528.79	21.83	98.54	408.42	528.79
2003	28.23	8.88	8.11	28.38	26.49	27.74	19.91	102.63	34.96	160.49	13.74	5.85	71.35	534.94	21.7	99.67	413.37	534.94
2004	28.01	8.94	8.21	28.67	26.50	27.88	20.11	104.04	35.65	163.23	13.86	5.85	72.14	541.06	21.57	101.19	418.3	541.06
2005	27.81	7.04	8.32	28.97	26.51	27.99	20.32	105.31	36.36	166.07	13.99	5.85	72.95	547.48	21.44	102.56	423.48	547.48
2006	27.59	7.12	8.42	29.25	26.50	28.11	20.52	108.54	37.07	168.89	14.12	5.85	73.77	553.75	21.3	103.91	428.54	553.75
2007	27.39	7.21	8.53	29.54	26.49	28.24	20.72	107.66	37.81	171.85	14.24	5.85	74.60	560.33	21.17	105.3	433.85	560.33
2008	27.16	7.29	8.63	29.81	26.45	28.35	20.90	109.09	38.53	174.70	14.36	5.85	75.38	566.51	21.02	106.62	438.87	566.51
2009	26.91	7.37	8.72	30.05	26.38	28.44	21.06	110.22	38.23	177.41	14.51	5.85	76.10	572.25	20.85	107.85	443.55	572.25
2010	26.62	7.44	8.80	30.25	26.27	28.49	21.19	111.22	39.89	179.92	14.65	5.85	76.94	577.54	20.65	108.94	447.95	577.54
2011	26.43	7.49	8.85	30.38	26.11	28.47	21.28	111.95	40.46	182.93	14.79	5.85	77.52	582.51	20.52	109.89	452	582.51
2012	26.21	7.54	8.89	30.46	25.90	28.40	21.33	112.52	40.99	185.70	14.93	5.85	77.98	586.69	20.36	110.88	455.45	586.69
2013	25.95	7.57	8.92	30.50	25.87	28.31	21.35	112.98	41.46	188.31	15.08	5.85	78.40	590.35	20.19	111.67	458.49	590.35
2014	25.68	7.60	8.95	30.52	25.43	28.20	21.37	113.39	41.93	190.87	15.22	5.85	78.80	593.81	19.99	112.41	461.4	593.81
2015	25.39	7.83	8.98	30.53	25.17	28.07	21.36	113.70	42.37	193.29	15.38	5.85	79.13	596.84	19.78	113.06	464	596.84

TABLE 1.48
HISTORIC AND FORECAST EARNED AND UNEARNED INCOME DATA FOR MONTANA
1,000,000s OF 1987 DOLLARS

YEAR	FARM	AF	MINING	CONST	MFG	TCPU	WHOLE	RETAIL	FIN	SERVICE	FED C	FED M	SALG	T POW	SSI	RADJ	DIR	TP	T POR	PC INC	T POP
1967	585.63	18.16	135.32	345.48	500.07	431.99	213.87	588.56	179.99	578.95	261.63	171.54	498.87	4518.48	209.11	-2.65	982.07	568.51	5826.87	8314.6	700.8
1968	581.89	19.32	135.61	343.8	525.51	445.54	217.69	596.21	188.78	589.33	264.22	143.93	517.03	4560.45	213.56	-2.76	952.76	5914.02	5914.02	8449.8	699.9
1969	726.42	29.59	162.41	367.71	576.01	487.39	252.28	696.12	205.66	719.23	278.33	123.98	565.86	5178.26	240.39	-3.58	900.9	692.58	6521.27	9392.59	694.3
1970	834.45	29.61	173.94	392.98	567.43	484.15	257.97	693.1	203.23	731.27	308.39	134.54	601.38	5428.12	250.48	-3.04	963.46	770.88	8903.22	9897.09	697.5
1971	698.55	34.76	147.42	413.04	574.11	518.28	261.86	723.58	218.56	753.96	315.51	138.79	652.61	5456.81	263.41	-2.05	942.85	854.59	6983.02	8821.41	711
1972	1066.2	42.47	175.78	481.6	603.33	567.91	286.39	775.01	228.53	811.07	342.94	149.22	687.15	6223.21	281.82	-1.16	993.22	914.19	7842	10905.3	719.1
1973	1497.21	48.09	197.68	499.68	622.12	601.9	303.01	831.67	235.16	857.03	348.5	158.78	728.82	6935.37	332.29	0.27	1129.22	1000	8726.86	12005.58	726.9
1974	1075.57	50.91	230.98	503.73	627.55	625.07	335.51	835.53	228.25	865.03	358.79	151.99	744.65	6638.07	336.16	0.9	1183.19	1066.16	8548.64	11588.24	737.7
1975	848.65	48.11	226.86	507.51	609.68	619.46	396.61	815.79	243.86	924.94	388.49	140.08	805.57	6581.92	336.62	0.33	1192.8	1195.09	8627.3	11510.74	749.5
1976	465.58	52.81	206.44	591.25	659.05	680.17	416.64	882.14	281.74	1044.88	373.08	137.98	842.1	6639.4	374.72	1.64	1244.37	1259.92	8785.07	11555.8	759.5
1977	154.49	60.05	215.87	680.17	719.54	721.13	425.94	910.05	305.77	1117.01	387.35	126.86	864.63	6674.29	392.91	2.72	1353.4	1301.01	8923.17	11580.46	771.4
1978	560.11	57.94	249.39	725.42	771.89	769.55	444.32	953.18	338.91	1198.15	373.24	122.71	884.64	7454.53	404.92	-1.74	1483.14	1334.04	9859.86	12576.48	784
1979	381.9	53.87	283.9	674.35	786.06	808.19	468.05	944.89	339.73	1232.16	373.04	114.04	890.37	7350.1	395.32	1.64	1603.12	1376.38	9931.88	12586.33	789.1
1980	392.45	40.58	328.87	624.47	708.11	792.19	472.8	858.64	307	1231.89	360.72	104.13	878.7	7101.99	392.85	10.2	1669.27	1470.73	9855.98	12491.81	788
1981	448.4	44.02	406.46	544.69	670.39	793.03	462.02	827.61	291.58	1251.13	357.2	104.8	871.66	7077.96	417.47	15.26	1875.59	1548.04	10097.91	12696.83	795.31
1982	227.39	35.97	344.34	553.75	571.66	798.62	431.73	813.54	279.07	1246.14	342.45	108.16	912.89	6668.33	424.65	20.79	1973.95	1639.49	9873.28	12280	804.01
1983	135.32	62.71	273.84	537.89	609.9	758.01	411.82	835.63	298.03	1284.58	345.34	107.58	932.44	6603.45	424.5	20.71	1962.57	1703.04	9862.9	12114.73	814.12
1984	78.8	54.78	269.54	496.71	624.47	783.51	418.76	830.8	296.41	1357.58	348.19	105.35	953.56	6621.95	438.41	14.45	2037.78	1722.8	9954.67	12124.76	821.02
1985	7.93	45.06	242.59	459.48	592.81	740.41	392.91	793.84	290.89	1398.62	352.13	104.37	967.25	6391.29	451.97	14.3	2048.95	1783.57	9783.14	11869.39	822.55
1986	379.38	38.53	205.13	415.18	572.96	720.4	357.26	748.41	291.41	1449.53	334.74	107.42	956.59	6579.57	466.21	12.62	1977.77	1883.3	9984.41	12267.87	813.87
1987	437.2	52.01	202.44	359.97	556.95	691.48	348.45	730.37	332.63	1491.38	345.22	111.2	940.73	6602.44	451.93	10.89	1935.38	1889.17	9983.54	12398.55	805.22
1988	224.79	50.21	224.6	359.72	550.56	684.21	341.85	760.42	320.76	1566.09	366.33	111.46	927.73	6491.53	479.82	12.59	1981.1	1935.68	9938.27	12417.14	800.37
1989	528.76	49.7	229.9	362.63	564.61	659.95	355.28	777.68	281.24	1631.42	360.86	119.35	908.54	6831.15	503.58	12.63	2355.14	1947.1	10633.36	13305.21	799.84
1990	392.45	51.09	225.48	358.85	561.58	654.38	354.79	776.32	284.44	1698.77	363.76	117.3	914.3	6756.35	507.77	13.9	2389.26	2013.06	10661.96	13348.02	788.77
1991	521.28	49.56	222.99	370.56	543.38	658.19	358.1	797.07	283.79	1740.77	359.96	121.47	938.75	6978.51	531.85	15.98	2299.73	2188.07	10915.76	13502.28	808.44
1992	550.98	50.41	238.39	428.98	577.99	678.73	370.99	849.84	308.87	1880	368.72	116.92	953.84	7382.65	556.7	2.19	2276.12	2447.08	11541.34	14006.43	824
1993	535.02	52.18	250.12	441.73	593.46	698.38	381.99	879.38	319.99	1956.29	362.79	113.45	992.38	7577.26	586.55	-2.29	2450.52	2350.31	11789.25	14250.46	827.29
1994	537.71	54.15	257.96	457.19	607.63	718.45	394.08	911.01	332.19	2039.11	358.92	111.58	1042.69	7822.85	614.1	-6.35	2516.42	2288.13	11998.76	14404.66	832.14
1995	540.31	56.12	266.55	474.02	622.1	739.3	406.71	944.12	345.06	2125.7	355.25	109.3	1126.11	8110.63	645.19	-10.33	2599.2	2204.18	12258.49	14623.52	838.27
1996	539.53	57.88	273.09	488.14	631.99	755.18	416.48	971.21	355.65	2198.91	352.11	107.61	1127.44	8275.21	688.15	-15.01	2664.94	2242.66	12499.85	14807.06	844.17
1997	538.3	58.6	279.68	502.81	642.04	771.09	426.41	998.66	356.43	2272.38	348.21	106.96	1147.52	8462.09	693.07	-19.86	2734.32	2278.38	12762.05	15016.51	849.87
1998	536.23	61.26	285.7	511.69	649.2	784.52	435.8	1024.14	376.94	2346.54	349.8	106.1	1175.01	8642.92	717.92	-23.85	2795.89	2313.14	13009.99	15206.87	855.55
1999	534.19	63.07	291.98	521.31	656.53	798.53	445.69	1050.72	387.85	2422.34	350.37	105.29	1202.72	8930.59	743.9	-27.82	2853.32	2348.19	13266.39	15405.81	861.13
2000	533.53	65.02	299.01	532.4	665.48	814.57	456.87	1080.77	400.08	2508.83	351.08	104.37	1236.21	9046.32	772.79	-31.92	2832.7	2384.41	13558.72	15644.71	866.67
2001	530.39	66.72	304.44	541.1	671.24	827.23	465.97	1106.26	410.67	2581.74	351.74	103.58	1260.79	9221.87	798.97	-36.26	2991.19	2420.38	13798.21	15823.23	872.02
2002	529.8	68.16	311.29	551.75	677.4	838.21	475.24	1129.14	423.45	2549.47	355.64	104.69	1287.19	9401.23	826.41	-39.38	3049.9	2457.16	14042.83	16004.44	877.43
2003	529.08	69.83	318.4	562.67	684.14	849.67	484.77	1153.07	436.81	2720.02	359.46	105.81	1314.77	9588.31	864.49	-42.43	3110.97	2495.85	14298.2	16195.05	882.88
2004	528.3	71.17	325.38	573.91	690.84	861.17	494.45	1177.25	450.56	2792.06	363.46	106.93	1342.77	9778.23	893.78	-45.43	3172.79	2537.47	14559.27	16389.15	888.35
2005	527.71	72.84	332.5	585.35	697.78	873.14	504.45	1202.19	484.73	2866.43	367.45	108.07	1371.58	9974.22	914.3	-48.93	3235.39	2582.6	14830.07	16590.95	893.87
2006	527.04	74.42	339.87	596.89	704.48	895.15	514.47	1227.62	479.36	2942.87	371.6	109.21	1400.91	10173.9	945.84	-52.03	3300.94	2630.69	15107.66	16797.34	899.41
2007	526.55	76.13	347.24	608.77	710.8	897.34	524.35	1253.97	494.5	3022.04	375.65	110.37	1431.03	10378.84	978.63	-55.16	3367.18	2684.41	15396.65	17011.35	905.08
2008	525.65	77.74	354.58	620.42	716.88	909.53	534.21	1280.19	509.89	3101.71	379.88	111.53	1460.48	10582.68	1012.01	-58.22	3432.51	2745.04	15690	17225.5	910.86
2009	524.8	79.46	361.74	632.07	722.45	921.37	543.92	1306.24	525.49	3181.74	384.09	112.7	1489.05	10784.8	1048.97	-61.32	3496.79	2808.79	15983.09	17433.85	916.79
2010	524.01	81.36	369.5	644.6	728.83	934.43	554.37	1324.28	542.18	3267.47	388.36	113.86	1520.57	11003.81	1084.23	-64.19	3566.42	2875.01	16298.83	17661.16	922.86
2011	523.88	82.83	375.54	654.49	732.14	943.68	562.97	1357.26	556.98	3358.27	392.65	115.06	1547.31	11202.71	1122.49	-66.75	3628.68	2952.8	16594.95	17858.08	929.27
2012	523.16	84.3	381.26	663.66	734.75	951.86	570.1	1379.21	571.67	3447.67	397.13	116.27	1571.67	11393.17	1124.49	-69.18	3687.37	3046.38	16894.74	18053.86	935.8
2013	522.2	85.74	386.92	672.67	737.11	959.92	578.1	1401.01	586.43	3538.34	401.57	117.51	1595.68	11583.37	1204.65	-71.25	3745.53	3147.99	17200.99	18250.99	942.47
2014	521.05	87.23	392.58	681.87	739.29	967.86	585.7	1422.87	601.47	3630.37	405.94	118.74	1619.32	11774.28	1247.53	-73.59	3803.54	3252.19	17508.89	18444.86	949.26
2015	519.82	88.88	398.22	690.75	741.02	975.28	593.12	1444.13	616.57	3722.81	410.58	119.99	1641.97								

TABLE 1.49
HISTORIC AND FORECAST EARNINGS BY INDUSTRY FOR MONTANA
 REAL 1987 DOLLARS

YEAR	FARM	AFF	MIN	CONST	MFG	TCPU	WHS	RTS	FIRE	SRVC	FED C	FED M	S&LG	AVG
1967	14270	8143	24036	22332	21298	23465	22704	12970	15971	12150	21187	11271	14048	15974
1968	15005	8050	24002	23261	21960	24280	22676	12841	16345	12154	22564	11607	14088	16335
1969	19274	12978	24682	25290	22465	25829	24234	14028	16030	13614	23587	11099	14311	17851
1970	22175	12441	25487	26218	22419	26229	24084	13996	15248	13966	25635	11885	15349	18437
1971	18234	13117	26046	26225	22928	27284	24157	14130	16408	13801	28648	12143	15895	18113
1972	28110	14300	27043	27087	23651	28524	24457	14532	16173	13934	27701	13276	16229	19824
1973	39442	15563	28160	26327	24002	29021	24817	14741	14958	13985	28566	13617	16644	21210
1974	27,930	15381	30273	26033	24202	28412	25688	14280	13692	13718	27589	12891	16262	19613
1975	24062	14803	34027	26557	24693	28157	25359	14202	14236	14154	28692	12485	16885	19415
1976	13952	15611	32408	26168	25564	30203	25467	14221	15446	14632	27800	12847	17306	18797
1977	4858	17256	32511	29067	26309	30765	25189	14016	15498	14856	27745	12472	17359	18232
1978	17691	15369	32800	28855	26802	30855	25145	13609	15749	14908	26968	12150	17282	18282
1979	11204	14908	33878	28121	27096	30584	25124	13397	15086	15052	26646	11649	17368	18660
1980	11939	10850	34960	27978	26961	30225	25109	12487	13277	14846	25858	11282	16924	18240
1981	13341	11230	34156	28815	26805	30005	24129	11913	12282	14886	26188	12906	17139	18084
1982	6845	8647	33237	25000	25566	30823	23748	11632	11672	14585	26081	13337	17921	17196
1983	3967	13371	32445	23448	25202	30864	22994	11766	12136	14484	26443	12567	18273	16748
1984	2370	11067	30664	21456	25089	30475	22863	11336	11422	14484	27096	12423	18271	16333
1985	246	9291	31836	21174	24466	29036	22542	10957	11039	14397	27361	12514	18396	15846
1986	11811	7784	31365	20574	24165	29549	22231	10534	11195	14548	26357	12462	17984	16483
1987	13527	9685	29771	19628	23730	28981	22040	10202	12988	14491	26233	12397	17830	16466
1988	7056	9113	32317	18903	23017	28724	21857	10265	12164	14690	27035	12262	17279	15852
1989	17035	9119	32843	18799	22675	27625	21611	10154	10947	14792	26194	12550	16680	16333
1990	12656	9075	32211	17721	22427	27130	21489	10005	10940	14879	26095	12736	16447	15859
1991	17119	8803	33641	17132	22251	26920	21186	9845	10601	14854	27126	13146	16662	16092
1992	17947	8866	34499	17637	22747	27446	21645	10050	10864	15182	27032	13595	16541	16332
1993	17444	9059	34836	17776	22976	27648	21616	10124	10977	15292	26684	14146	16598	16400
1994	17670	9225	35532	18071	23397	28086	22189	10287	11185	15537	26567	14567	16869	16922
1995	17874	9418	36364	18458	23927	28666	22671	10500	11452	15859	26432	15034	17687	16996
1996	18038	9489	36656	18582	24122	28846	22833	10565	11555	15957	26375	15461	17205	17003
1997	18125	9582	37044	18748	24357	29076	23024	10648	11681	16083	26296	15917	17366	17120
1998	18208	9662	37395	18902	24582	29306	23230	10731	11802	16211	26242	16348	17537	17238
1999	18307	9748	37772	19082	24822	29553	23445	10823	11938	16351	26186	16766	17710	17367
2000	18455	9881	38237	19304	25131	29882	23721	10945	12102	16535	26103	17223	17885	17534
2001	18539	9958	38537	19484	25358	30114	23920	11027	12226	16663	26036	17708	18060	17652
2002	18628	10053	38863	19635	25572	30359	24124	11114	12353	16794	26092	17896	18242	17779
2003	18742	10150	39280	19826	25828	30630	24348	11213	12495	16948	26162	18087	18427	17924
2004	18861	10255	39632	20018	26068	30911	24597	11315	12638	17105	26224	18279	18613	18072
2005	18978	10347	39964	20205	26322	31195	24825	11416	12781	17260	26265	18474	18802	18218
2006	19103	10452	40365	20406	26584	31488	25072	11523	12931	17425	26317	18668	18973	18373
2007	19224	10559	40708	20608	26837	31775	25306	11628	13079	17585	26380	18867	19183	18523
2008	19354	10664	41087	20812	27103	32082	25560	11735	13234	17754	26471	19065	19375	18680
2009	19495	10782	41484	21034	27386	32397	25822	11851	13395	17934	26471	19265	19567	18846
2010	19685	10935	41989	21309	27744	32799	26162	11997	13592	18181	26509	19463	19763	19053
2011	19821	11059	42434	21543	28041	33146	26441	12124	13766	18358	26548	19668	19960	19232
2012	19960	11180	42875	21794	28369	33516	26746	12257	13947	18568	26599	19875	20155	19416
2013	20123	11326	43377	22061	28715	33907	27077	12401	14144	18790	26629	20087	20353	19621
2014	20290	11478	43864	22342	29072	34321	27408	12548	14345	19020	26871	20297	20550	19828
2015	20468	11623	44345	22625	29441	34745	27768	12701	14552	19260	26966	20511	20750	20043

TABLE 1.50
TOTAL POPULATION BY AGE COHORTS FOR MONTANA
1,000's of PERSONS

	POP	0-4	05-08	10-14	15-18	20-24	25-28	30-34	35-38	40-44	45-49	50-54	55-58	60-64	65-68	70-74	75+	HH	PHH
1967	700 87	66 38	78 07	77 38	67 02	47 77	38 84	36 99	38 9	42 22	39 32	38 06	34 28	26 61	22 07	18 43	27 81	212 23	3 3
1968	699 93	62 86	76 44	78 48	68 19	48 7	40 6	37 19	37 84	41 07	39 36	38 53	34 56	27 51	22 06	17 88	28 63	215 33	3 25
1969	694 33	59	74 21	78 55	68 92	50 11	41 46	37 43	36 64	39 62	38 96	38 75	34 51	28 02	21 92	17 18	29 06	215 79	3 22
1970	697 51	57 39	72 01	78 74	70 88	52 44	42 87	38 01	38 25	38 73	38 73	39 3	34 87	28 65	22 14	16 86	29 74	217 3	3 21
1971	710 08	58 96	69 88	79 27	72 69	57 42	45 11	39 58	38 64	38 88	39 3	35 37	29 48	22 9	17 06	29 87	224 94	3 16	
1972	719 11	59 32	67 19	78 36	74 08	59 11	50 04	41 41	36 8	38 23	38 51	39 42	35 6	30 1	23 63	17 25	30	231 49	3 11
1973	726 91	59 44	64 82	77 31	75 27	61 68	52 76	44 35	37 59	37 88	38 31	39 28	35 81	30 7	24 38	17 44	30 12	237 64	3 06
1974	737 68	59 48	62 74	76 48	76 57	64 68	56 25	46 66	38 67	37 68	38 14	39 11	36 15	31 39	25 05	18 09	30 59	244 63	3 02
1975	749 54	59 62	61 91	75 27	77 73	68	59 85	48 85	39 72	37 56	38 21	38 76	36 66	32 22	25 63	18 7	30 86	251 36	2 98
1976	758 52	58 71	62 74	72 54	78 31	69 75	64 29	50 24	40 9	37 81	37 99	38 75	36 69	32 77	26 88	19 32	30 85	258 08	2 94
1977	771 49	59 86	63 1	70 2	78 27	71 73	65 47	55 28	42 76	38 52	37 92	38 64	36 97	33 54	27 82	20 1	31 32	265 31	2 81
1978	784 08	61 79	62 98	67 7	77 96	73 47	68 12	57 74	45 76	39 53	37 76	38 66	37 2	34 33	28 38	20 72	31 98	273 44	2 87
1979	789 16	63 64	61 76	64 78	76 59	74 14	70 35	60 21	47 48	40 3	37 15	38 04	37 04	34 72	29 09	21 34	32 53	278 75	2 83
1980	788 94	64 42	59 51	62 48	74 56	74 59	72 68	62 02	48 38	40 66	36 19	37 29	36 54	34 8	29 59	21 93	33 2	283 74	2 78
1981	795 31	65 53	58 42	63 89	72 13	73 52	71 68	64 8	49 88	41 65	36 12	37 45	36 74	35 67	30 05	23 03	34 76	288 55	2 76
1982	804 01	66 26	58 61	64 43	70 1	72 32	71 88	64 28	54 67	43 34	36 47	37 31	36 89	35 55	30 56	24	36 34	293 79	2 74
1983	814 12	67 02	59 66	64 66	68 16	70 82	71 87	65 38	57 21	46 19	37 5	36 96	37 44	37 03	31 2	25 04	38 01	298 3	2 73
1984	821 02	66 85	61 13	64 1	66 49	68 91	71 2	66 59	60 29	48 16	38 52	36 66	37 47	37 62	31 59	25 92	39 53	303 41	2 71
1985	822 55	66 15	62 34	62 94	65 36	65 97	69 67	67 6	62 97	49 66	39 04	36 46	37 18	37 81	31 93	26 59	40 87	306 52	2 68
1986	813 87	64 43	63 22	60 6	64 36	61 53	67 4	67 52	65 67	49 99	39 46	35 85	36 51	36 88	32 08	26 78	41 59	305 88	2 66
1987	805 22	62 61	63 74	59 95	62 57	57 08	64 3	67 5	64 64	53 59	40 32	35 62	35 63	35 93	32 24	27 06	42 46	304 03	2 65
1988	800 37	61 28	64 51	60 37	60 69	53 01	61 31	67 48	65 36	54 82	42 24	36 1	34 64	35 51	32 1	27 55	43 39	304 41	2 63
1989	799 64	60 67	64 93	61 69	58 6	49 78	58 55	67 4	86 67	58 99	43 71	38 84	34 02	34 9	32 34	28	44 54	306 49	2 61
1990	798 86	59 36	65 5	63 01	54 81	45 98	55 58	68 04	69 3	58 37	45 81	37 95	33 77	33 8	32 25	28 58	45 79	306 97	2 6
1991	808 43	60 13	66 33	63 7	55 51	46 41	56 23	68 87	70 17	59 96	46 37	38 36	34 19	34 24	32 66	28 92	46 37	310 97	2 6
1992	823 89	62 35	65 73	65 67	57 14	51 58	55 33	67 8	70 21	62 9	47 96	39 11	34 51	34 39	32 73	28 88	47 7	313 34	2 58
1993	827 32	62 56	64 66	66 32	57 47	53 54	53 69	66 21	70 5	63 36	50 54	40 23	34 68	33 52	32 2	28 55	48 7	321 06	2 58
1994	832 17	62 41	63 92	67 18	59 26	54 77	52 11	64 45	70 6	65 04	53 14	41 77	35 15	32 88	31 7	28 17	49 82	323 28	2 57
1995	838 28	60 51	63	67 84	64 52	55 22	50 41	59 69	69 76	68 19	57 9	44 38	36 51	31 32	30 35	26 86	51 75	326 09	2 57
1996	844 16	60 96	63 44	68 41	64 95	55 67	50 62	60 04	70 36	68 75	58 18	44 69	36 69	31 23	30 59	27 17	52 15	328 46	2 57
1997	849 88	60 68	63 87	67 62	66 45	55 51	52 92	58 27	69 45	69 3	60 44	46 68	37 5	31 48	30 03	26 97	52 72	331 85	2 56
1998	855 54	60 22	64 35	66 96	67 67	56 36	54 87	56 52	68 06	69 84	61 67	49 4	38 69	31 71	29 34	26 62	53 27	335 4	2 55
1999	861 14	80	64 31	66 41	68 69	58 23	56 19	54 94	68 43	70 98	62 82	52 05	40 25	32 17	28 63	28 24	53 69	339 17	2 54
2000	866 87	59 37	62 41	65 56	65 46	63 44	56 9	53 17	61 63	69 34	65 93	56 77	42 82	33 43	27 41	25 14	53 89	344 2	2 52
2001	872 02	59 69	62 84	65 95	70 03	63 84	57 32	53 33	61 81	69 97	66 4	56 99	43 07	33 56	27 55	25 32	54 28	347 17	2 51
2002	877 42	60 18	62 55	66 31	69 24	65 22	57 11	55 64	60 06	69 11	68 88	59 17	44 95	34 27	27 5	24 81	54 42	350 85	2 5
2003	882 89	60 75	62 07	66 73	68 59	66 32	57 94	57 59	58 25	67 77	67 33	60 35	47 52	35 33	27 86	24 23	54 44	354 62	2 49
2004	888 37	61 39	61 86	66 82	68 02	67 24	59 81	59 91	56 61	66 19	67 51	61 45	50 03	36 72	28 05	23 63	54 34	358 47	2 48
2005	893 85	62 7	61 18	64 57	67 11	67 86	64 97	59 56	54 75	61 39	68 67	64 42	54 51	33 02	28 1	22 59	53 44	363 13	2 46
2006	899 44	63 08	61 55	65 01	67 5	68 46	65 4	59 98	54 89	61 7	67 32	64 88	54 72	33 23	29 2	22 7	53 83	368 47	2 45
2007	905 1	63 88	62 05	64 89	67 82	67 66	66 74	59 78	57 18	59 89	66 52	65 31	56 77	40 94	29 81	22 67	53 44	369 59	2 45
2008	910 87	64 82	62 65	64 18	68 17	66 99	67 8	60 57	59 12	58 1	65 25	95 7	57 85	43 28	30 71	22 79	52 89	372 83	2 44
2009	916 79	65 97	63 61	63 94	68 01	66 41	68 69	62 46	60 39	56 47	63 75	65 82	59 86	45 57	31 91	23 11	52 26	376 28	2 44
2010	922 88	67 8	64 6	63 16	65 85	65 37	69 15	67 71	60 92	54 6	59 11	64 89	61 62	49 58	33 85	23 96	50 71	379 67	2 43
2011	929 27	68 29	65 03	63 59	68 33	65 77	69 86	68 21	61 37	54 74	59 47	65 56	62 08	49 8	34 06	24 05	51 09	383 84	2 42
2012	935 8	68 83	65 93	64 18	68 09	66 08	69 08	69 63	61 14	57 06	57 78	64 83	62 47	51 68	35 59	24 6	50 84	387 21	2 42
2013	942 46	69 45	68 95	64 84	65 65	66 41	68 45	70 75	61 99	59 01	56 1	63 63	62 84	52 7	37 69	25 39	50 62	390 44	2 41
2014	949 28	70 09	68 05	65 59	65 47	66 25	67 88	71 7	63 91	60 29	54 58	62 21	62 94	53 66	39 73	26 41	50 52	393 61	2 41
2015	956 18	70 84	70 08	66 94	64 79	64 18	66 75	72 18	66 22	60 83	52 81	57 72	62 02	56 2	43 25	28 06	50 32	395 82	2 42

TABLE 1.51
MALE POPULATION BY AGE COHORTS FOR MONTANA

	1000's OF PERSONS																
	POP	0-4	66-08	10-14	16-18	20-24	25-28	30-34	36-38	40-44	45-49	50-54	55-59	60-64	66-68	70-74	76+
1967	351.69	34.07	39.8	39.14	33.68	23.42	19.37	18.45	19.46	21.17	19.96	19.37	17.42	13.68	10.92	8.88	12.91
1968	350.59	32.04	39.03	39.65	34.39	23.87	20.28	18.49	19.87	20.58	19.93	19.53	17.47	14.09	10.89	8.45	13.04
1969	347.08	30.07	37.92	39.69	34.71	24.85	20.74	18.52	18.15	19.85	19.72	19.53	17.37	14.34	10.8	8.01	13.03
1970	348.57	29.29	36.84	39.79	35.77	26	21.53	18.83	17.96	19.41	19.56	19.65	17.51	14.66	10.87	7.75	13.15
1971	355.67	30.12	35.74	40.1	36.81	28.81	22.76	18.77	18.17	19.38	19.58	19.69	17.72	14.96	11.33	7.88	12.88
1972	360.12	30.33	34.35	39.67	37.57	30.02	25.36	20.86	18.39	19.2	19.36	19.74	17.79	15.13	11.76	8.02	12.8
1973	364.18	30.41	33.03	39.19	38.24	31.48	26.82	22.49	19.79	19.01	19.26	19.65	17.85	15.3	12.2	8.15	12.33
1974	369.25	30.45	32.04	38.83	38.92	32.99	28.62	23.76	19.32	18.91	19.14	19.56	17.98	15.52	12.42	8.44	12.35
1975	374.94	30.55	31.62	38.24	39.53	34.85	28.49	24.98	19.9	18.84	19.18	19.36	18.2	15.81	12.59	8.73	12.26
1976	379.3	30.08	32.08	38.88	39.96	35.49	32.66	25.74	20.56	18.96	19.09	19.3	18.2	16.06	13.02	9.07	12.16
1977	385.64	30.7	32.28	35.7	40.06	36.34	33.16	28.36	21.57	19.32	19.06	19.2	18.32	16.43	13.39	9.5	12.23
1978	391.81	31.72	32.22	34.45	40.07	37.11	34.42	29.65	23.14	19.83	18.96	19.2	18.41	16.8	13.62	9.72	12.48
1979	394.17	32.66	31.63	32.99	39.54	37.37	35.49	30.95	24.08	20.22	18.64	18.88	18.31	16.98	13.88	9.94	12.81
1980	384.71	33.12	30.61	31.82	38.73	37.63	36.75	31.91	24.45	20.51	18.15	18.54	18.08	17.12	14.28	10.16	12.86
1981	388.61	33.64	29.95	32.63	37.3	37.02	36.1	33.12	25.25	20.87	18.16	18.61	18.09	17.46	14.31	10.63	13.39
1982	400.57	34	30.04	32.96	36.26	36.43	36.17	32.69	27.63	21.87	18.36	18.56	18.12	17.92	14.95	11.03	13.97
1983	405.24	34.38	30.58	33.11	35.27	35.88	36.13	33.09	28.86	23.37	18.92	18.39	18.39	18.13	14.98	11.48	14.58
1984	408.29	34.3	31.33	32.86	34.4	34.76	35.74	33.54	30.35	24.42	19.47	18.25	18.41	18.4	15.07	11.85	15.15
1985	408.67	33.94	31.94	32.31	33.62	33.29	34.9	33.88	31.66	25.23	19.75	18.15	18.31	18.46	15.26	12.12	15.66
1986	404.03	33.05	32.38	31.14	33.31	31.08	33.7	33.7	32.99	25.43	19.99	17.86	17.98	17.95	15.35	12.18	15.93
1987	399.48	32.13	32.64	30.84	32.4	28.83	32.07	33.53	32.45	27.35	20.45	17.76	17.56	17.47	15.46	12.28	16.28
1988	396.78	31.45	33.03	31.08	31.43	26.82	30.48	33.35	32.78	28.03	21.45	18.01	17.05	17.29	15.36	12.51	16.66
1989	396.18	31.13	33.24	31.78	30.36	25.21	29.03	33.32	33.42	29.2	22.21	18.38	16.74	17.02	15.47	12.7	17.16
1990	396.77	30.49	33.54	32.46	28.28	23.12	27.64	33.75	35.04	30.59	23.24	18.91	16.58	16.59	15.59	13.16	17.81
1991	401.54	30.89	33.98	32.82	28.64	23.35	27.95	34.17	35.5	30.9	23.52	19.13	16.77	16.8	15.8	13.3	18.04
1992	408.06	31.99	33.68	33.8	29.56	26.32	27.51	33.27	35.02	32.12	24.42	19.58	16.86	16.78	15.59	13.1	18.36
1993	409.81	32.1	33.13	34.1	29.69	27.47	26.87	32.59	35.01	32.5	25.77	20.19	17.06	16.32	15.31	12.97	18.73
1994	412.17	32.02	32.75	34.52	30.56	28.2	26.24	31.8	34.9	32.88	27.13	21.01	17.31	15.87	15.06	12.81	19.13
1995	415.02	31.03	32.28	34.79	33.2	28.53	25.64	29.61	34.15	34.15	29.61	22.43	18.02	15.11	14.39	12.28	19.79
1996	417.93	31.26	32.52	35.09	33.43	28.78	25.76	29.75	34.45	34.45	29.75	22.57	18.12	15.2	14.51	12.38	19.94
1997	420.72	31.12	32.74	34.67	34.18	28.83	27.04	29	34.05	34.55	30.76	23.62	18.57	15.2	14.23	12.25	20.12
1998	423.51	30.88	32.98	34.33	34.79	29.03	28.13	28.26	33.44	34.65	31.23	25.02	19.22	15.33	13.87	12.08	20.29
1999	426.25	30.76	32.97	34.04	35.29	29.95	28.88	27.61	32.71	34.6	31.65	26.39	20.04	15.73	13.5	11.89	20.4
2000	428.95	30.43	32	33.59	35.81	32.57	29.37	26.99	30.51	33.91	32.92	28.84	21.41	18.23	12.85	11.37	20.35
2001	431.8	30.8	32.21	33.8	35.9	32.79	29.58	27.09	30.6	34.22	33.17	28.96	21.54	16.3	12.91	11.45	20.5
2002	434.24	30.85	32.07	33.98	35.48	33.47	29.43	28.37	29.81	33.84	33.24	29.91	22.51	16.7	12.9	11.21	20.47
2003	436.94	31.14	31.82	34.2	35.14	34.01	29.8	29.46	29.03	33.24	33.31	30.36	23.83	17.28	13	10.92	20.41
2004	438.65	31.47	31.71	34.15	34.84	34.45	30.71	28.34	32.54	33.23	30.76	25.12	17.99	13.2	10.62	20.3	
2005	442.36	32.14	31.36	33.09	34.36	34.68	33.31	30.68	27.66	30.34	32.5	31.98	27.42	18.2	13.74	10.09	19.82
2006	445.14	32.33	31.55	33.32	34.58	34.96	33.54	30.88	27.76	30.44	32.82	32.21	27.53	19.3	13.8	10.14	19.96
2007	447.93	32.75	31.81	33.16	34.74	34.57	34.2	30.71	29.03	29.65	32.48	32.26	28.41	20.17	14.13	10.14	19.73
2008	450.8	33.22	32.11	32.9	34.93	34.23	34.72	31.08	30.12	28.88	31.91	32.31	28.81	21.35	14.59	10.21	19.43
2009	453.74	33.76	32.45	32.78	34.85	33.92	35.14	32	30.85	28.19	31.25	32.22	29.17	22.51	15.2	10.37	19.09
2010	456.82	34.75	33.11	32.39	33.75	33.39	35.3	34.63	31.26	27.81	29.13	31.46	30.27	24.54	16.2	10.79	18.36
2011	459.98	35	33.34	32.61	33.99	33.61	35.65	34.89	31.49	27.6	29.26	31.78	30.5	24.65	16.29	10.84	18.5
2012	463.21	35.28	33.8	32.91	33.88	33.77	35.25	35.6	31.32	28.88	28.52	31.47	30.56	25.45	17.05	11.12	18.38
2013	466.52	35.59	34.31	33.25	33.65	33.94	34.91	36.14	31.7	29.96	27.81	30.95	30.59	25.81	18.09	11.51	18.3
2014	468.92	35.93	34.88	33.63	33.56	33.87	34.61	36.6	32.63	30.71	27.16	30.33	30.49	26.16	18.1	12.01	18.25
2015	473.35	36.31	35.92	34.32	33.22	32.82	34.03	36.76	35.29	31.11	26.51	28.3	29.75	27.15	20.83	12.82	18.22

TABLE 1.52
FEMALE POPULATION BY AGE COHORTS FOR MONTANA
1000's OF PERSONS

	POP	0-4	5-9	10-14	15-19	20-24	25-29	30-34	35-39	40-44	45-49	50-54	55-59	60-64	65-69	70-74	75+
1967	349.18	32.81	38.27	38.24	33.34	24.36	19.47	18.54	19.44	21.05	19.38	18.61	16.87	12.93	11.15	9.58	15
1968	349.34	30.85	37.4	38.83	33.8	24.83	19.47	18.54	19.44	21.05	19.38	18.61	16.87	12.93	11.15	9.58	15.59
1969	347.26	28.93	36.3	38.85	34.2	25.47	20.72	18.91	18.48	19.78	18.24	19.23	17.14	13.68	11.13	9.17	16.03
1970	348.94	28.1	35.17	38.95	35.11	26.44	21.34	19.18	18.29	19.32	19.16	19.55	17.36	13.99	11.26	9.11	16.59
1971	355.32	28.84	34.14	39.17	35.88	28.61	22.35	19.81	18.41	19.26	19.31	19.61	17.65	14.53	11.58	9.17	17
1972	358.98	28.88	32.84	38.69	36.49	29.09	24.69	20.55	18.52	19.03	19.15	19.68	17.82	14.96	11.87	9.23	17.4
1973	362.76	29.03	31.6	38.12	37.02	30.22	25.94	21.85	18.81	18.85	19.05	19.63	17.96	15.4	12.18	9.29	17.8
1974	368.43	29.02	30.69	37.66	37.65	31.69	27.64	22.8	19.31	18.76	19	19.55	18.17	15.87	12.63	8.65	18.24
1975	374.6	29.07	30.29	37.03	38.2	33.35	29.36	23.87	19.82	18.72	19.03	19.39	18.46	16.41	13.03	9.97	18.6
1976	379.22	28.82	30.87	35.66	38.35	34.26	31.62	24.5	20.34	18.84	18.9	19.45	18.49	16.71	13.87	10.25	18.69
1977	385.95	29.16	30.82	34.5	38.21	35.39	32.3	26.92	21.19	19.2	18.86	19.44	18.65	17.11	14.43	10.59	19.09
1978	392.27	30.08	30.76	33.24	37.89	36.36	33.7	28.08	22.62	19.71	18.8	19.48	18.79	17.53	14.75	11.01	19.51
1979	394.99	30.97	30.13	31.9	37.05	36.77	34.86	29.26	23.4	20.08	18.51	19.16	18.73	17.74	15.21	11.4	19.92
1980	394.23	31.31	28.9	30.66	35.83	36.86	35.93	30.12	23.93	20.15	18.04	18.75	18.47	17.78	15.31	11.77	20.34
1981	398.7	31.89	28.47	31.26	34.83	36.5	35.57	31.69	24.63	20.68	17.96	18.84	18.66	18.21	15.73	12.41	21.37
1982	403.45	32.26	28.57	31.47	33.85	35.9	35.72	31.59	27.04	21.47	18.1	18.75	18.77	18.63	16.01	12.96	22.37
1983	408.88	32.63	29.08	31.55	32.89	35.13	35.74	32.29	28.36	22.82	18.58	18.57	19.04	18.9	16.32	13.56	23.43
1984	412.74	32.55	29.9	31.24	32.09	34.15	35.47	33.05	29.94	23.74	19.05	18.41	19.05	19.22	16.52	14.07	24.38
1985	413.88	32.21	30.41	30.63	31.54	32.68	34.78	33.72	31.31	24.43	19.29	18.31	18.88	19.36	16.67	14.47	25.21
1986	409.84	31.37	30.84	29.47	31.04	30.45	33.7	33.82	32.68	24.56	19.47	17.99	18.53	18.92	16.73	14.6	25.67
1987	405.74	30.49	31.1	29.11	30.17	28.22	32.23	33.97	32.19	26.24	19.87	17.85	18.07	18.46	16.79	14.78	26.18
1988	403.56	29.84	31.48	29.29	29.25	26.2	30.63	34.13	32.58	26.79	20.79	18.1	17.59	18.23	16.74	15.04	26.72
1989	403.46	29.54	31.89	29.91	28.24	24.57	29.52	34.26	33.26	27.79	21.5	18.46	17.89	18.88	15.3	27.38	
1990	402.09	28.87	31.96	30.55	28.52	22.85	27.93	34.29	34.26	28.78	22.57	19.04	17.19	17.22	16.65	15.42	27.98
1991	406.89	29.24	32.36	30.88	26.87	23.07	28.29	34.7	34.67	29.06	22.95	19.24	17.42	17.44	16.86	15.62	28.33
1992	415.84	30.36	32.05	31.87	27.59	25.26	27.82	34.53	35.19	30.79	23.54	19.54	17.55	17.6	17.14	15.77	29.34
1993	417.51	30.47	31.53	32.22	27.78	26.07	26.81	33.82	35.48	31.49	24.77	20.04	17.62	17.2	16.89	15.58	29.98
1994	420	30.39	31.17	32.66	28.71	26.57	25.88	32.84	35.7	32.16	26.01	20.76	17.84	16.81	16.84	15.38	30.69
1995	423.26	29.48	30.72	33.05	31.32	26.69	24.77	30.08	35.61	34.04	29.28	21.95	19.48	16.2	15.96	14.68	31.96
1996	428.23	29.7	30.92	33.33	31.52	26.91	24.86	30.29	35.91	34.3	28.41	22.12	18.57	18.31	16.09	14.79	32.21
1997	429.16	29.56	31.13	32.85	32.27	26.97	25.89	29.27	35.4	34.75	29.68	23.07	18.92	16.28	15.8	14.72	32.6
1998	432.02	29.34	31.36	32.63	32.89	27.33	26.74	28.26	34.62	35.19	30.44	24.38	19.47	16.38	15.47	14.55	32.98
1999	434.89	29.24	31.34	32.37	33.4	28.29	27.3	27.33	33.72	35.48	31.17	25.66	20.21	16.6	15.13	14.35	33.29
2000	437.72	28.93	30.42	31.98	33.85	30.87	27.53	26.18	31.12	35.43	33.01	27.83	21.41	17.2	14.57	13.77	33.54
2001	440.42	29.09	30.62	32.15	34.13	31.06	27.74	26.24	31.31	35.75	33.23	28.03	21.53	17.26	14.64	13.87	33.78
2002	443.18	29.33	30.48	32.33	33.76	31.75	27.68	27.27	30.26	35.23	33.63	29.26	22.44	17.57	14.8	13.8	33.95
2003	445.95	29.61	30.25	32.53	33.45	32.32	28.14	28.13	29.22	34.53	34.02	29.98	23.69	18.07	14.66	13.32	34.03
2004	448.72	29.92	30.15	32.47	33.18	32.79	29.09	28.69	28.27	33.66	34.27	30.69	24.91	18.73	14.85	13.01	34.04
2005	451.49	30.56	29.82	31.47	32.75	33.18	31.66	28.88	27.09	31.06	34.17	32.47	27.1	19.82	15.36	12.5	33.62
2006	454.3	30.75	30	31.68	32.92	33.47	31.86	29.1	27.13	31.26	34.49	32.67	27.19	19.94	15.41	12.56	33.87
2007	457.17	31.15	30.24	31.53	33.08	33.09	32.53	29.03	28.15	30.24	34.04	32.67	28.36	20.77	15.68	12.53	33.71
2008	460.08	31.6	30.53	31.28	33.24	32.76	33.08	29.49	29	29.22	34.57	33.33	29.04	21.93	16.12	12.58	33.47
2009	463.05	32.11	30.86	31.16	33.16	32.49	33.54	30.46	29.54	29.28	32.5	33.6	29.7	23.06	16.71	12.74	33.16
2010	466.06	33.05	31.48	30.78	32.1	31.99	33.85	33.08	29.66	27.09	29.98	33.44	31.36	25.04	17.65	13.17	32.35
2011	469.28	33.29	31.69	30.99	32.33	32.17	34.2	33.31	29.89	27.14	30.21	33.78	31.58	25.15	17.76	13.22	32.59
2012	472.6	33.56	32.14	31.28	32.31	33.84	34.03	29.82	28.18	29.25	33.36	31.91	26.24	18.54	13.48	12.42	32.46
2013	475.94	33.85	32.64	31.6	32	32.47	33.54	34.61	30.29	29.04	28.3	32.88	32.25	26.89	19.6	13.87	32.33
2014	479.36	34.17	33.18	31.86	31.9	32.38	33.27	35.1	31.28	29.58	27.42	31.88	32.44	27.51	20.63	14.4	32.27
2015	482.83	34.53		32.62	31.57	31.36	32.72	35.42	33.93	29.72	26.29	29.42	32.26	29.05	22.42	15.24	32.1

2. NATURE AND EXTENT OF HOMELESSNESS IN MONTANA

SUMMARY OF SHELTERED HOMELESS STUDY

Graduate students in the Department of Political Science at the University of Montana, Missoula, prepared a study for the Department of Social and Rehabilitation Services on a portion of Montana's homeless population, the sheltered homeless. The study, completed in May 1993, was designed to count sheltered homeless people in the state. Those living on the street, in institutionalized settings, or doubled-up with friends or relatives in existing housing were not included. The study provided demographic information on sheltered homelessness, and identified needs and the services available to Montana's sheltered homeless.

A physical count of sheltered homeless people was taken on two separate nights, December 2, 1992, and January 26, 1993, at 40 specified shelters. The study targeted 17 emergency shelters, seven domestic violence shelters, eight runaway youth shelters, and eight voucher systems. Few of the shelters were in northeastern Montana, and none in the southeast. Most surveyed shelters were located in urbanized areas (six in Billings, five in Missoula, and five in Bozeman).

The study concluded that approximately 502 homeless persons seek shelter each day during December and January. The December count included 548 persons requesting shelter, and 461 on the January date. On each night, 16 people requesting shelter were turned away, two from the emergency shelters, 14 from runaway youth shelters. Shelters turned away homeless people primarily due to lack of space, and secondly due to behavioral problems. A majority of homeless people (352) were served by emergency shelters, while 70 stayed in domestic violence shelters, 41 stayed in runaway youth shelters, and 23 utilized the shelter voucher system.

A survey instrument completed by the shelter directors asked for information related to age, sex, race/ethnic origin, and family status of shelter clients. The mean age of sheltered homeless persons in Montana is 26 years. Individuals under the age of 19 made up 43 percent of the total sheltered homeless population, with a majority of that group under age 9. Sixty-one percent of sheltered homeless individuals were male, 39 percent female. Females made up a majority only in domestic violence shelters (67 percent, or 47 of 70 people). Adults between the ages of 20 and 49 represented 48 percent of the sheltered homeless population, most in their 30s. Only 9 percent of the homeless were over age 50.

Native Americans were disproportionately represented in the studied homeless population. They constitute 24 percent of the sheltered homeless population, yet they make up only 6 percent of the total statewide population. Whites represented 72 percent of persons in shelter facilities.

Additional information about the homeless in Montana was collected by the University through two questionnaires: the first was distributed to directors to solicit their opinion of the make-up and needs of their patrons; the second was offered only to emergency shelter clients, who completed the survey on a voluntary basis. According to the shelter directors, the average

length of stay at a shelter ranged from 8 to 20 days; clients stayed longest at domestic violence shelters, ranging from 20 to 37 days. Those using vouchers typically remained only 1 to 5 days.

Shelter directors indicated that the major reasons for an individual's or family's homelessness varied. Sometimes several factors conspired to force the person or household into homelessness. Table 1.53, below, presents the shelter directors' opinions of the percent of their clients citing the following major reasons for their homelessness.

TABLE 1.53
DIRECTORS' ESTIMATES OF REASONS FOR HOMELESSNESS³⁰
PERCENT OF CLIENTS HAVING FOLLOWING REASONS

REASON CLIENT SEEKING SHELTER	ALL RESPONDENTS	DIRECTOR'S OPINIONS BY TYPE OF SHELTER			
		EMERGENCY SHELTER	DOMESTIC VIOLENCE	RUNAWAY YOUTH	VOUCHER SYSTEM ³¹
Domestic Violence	34%	23%	100%	33%	3%
Lack of Job Skills	27%	33%	0%	2%	54%
Substance Abuse	23%	32%	13%	5%	26%
Can't Find Affordable Housing	20%	34%	10%	0%	13%
Deinstitutionalization	7%	11%	0%	4%	6%
Runaway Youth	6%	2%	0%	29%	0%
Public Assistance Problems	6%	13%	0%	0%	1%
Other	14%	8%	0%	24%	26%

Domestic violence was most commonly cited by shelter directors as the reason for homelessness, but job skills, substance abuse, and affordable housing followed closely. Respondents cited deinstitutionalization, public assistance, problems, other difficulties, and runaway youth less frequently as the reason for their homelessness. Note, however, that some shelters do not take in runaway youth. A similar question was asked of homeless adults at emergency shelters in the voluntary questionnaire. While the data is restricted to a single dimension, this segment of the homeless population provided interesting information. Table 1.54, below, presents emergency shelter client responses.

³⁰ Percentages may not add to 100 percent due to reasons for homelessness; multiple responses were allowed in the survey.

³¹ Includes those facilities that offer food, clothing, and other basic necessities but do not operate a shelter of their own. Rather, they administer vouchers to homeless people so they can receive shelter at places such as local motels.

TABLE 1.54
REASONS HOMELESS PERSON LEFT LAST RESIDENCE
EMERGENCY SHELTER CLIENT RESPONSES

REASON	# at EMERGENCY SHELTER	% at EMERGENCY SHELTER
Unemployment	18	23.68%
Moved to Seek Work	15	19.74%
Other ³²	13	17.11%
Family Breakup	6	7.89%
Substance Abuse	5	6.58%
Eviction/Foreclosure	5	6.58%
Low Wages	4	5.26%
Family Rejection	4	5.26%
Inadequate Public Assistance	4	5.26%
Domestic Violence	2	2.63%
TOTAL RESPONSES³³	76	100.00%

i. NEEDS OF SHELTERED AND UNSHELTERED HOMELESS

As stated in the SRS study, homeless adults are more likely to identify economic-related reasons, such as unemployment or 'moved to seek work,' as the cause of their homelessness. Unemployment in the homeless questionnaire translates to 'job skills' in the shelter director survey. Substance abuse was rated by this type of respondent as a less frequent cause of their homelessness, while domestic violence was rated lowest by shelter clients. The difference between the two tables can be attributed in part to the limitation of the shelter client survey; it was available only to clients of emergency shelters. Therefore, Montana's homeless are primarily in need of long-term job training and counseling. Transitional housing, permanent housing, and employment were also cited as in great need by shelter directors. Their immediate needs relate to affordably priced permanent housing, medical health services, food, and clothing.

It is important to note that not all homeless persons were able to locate shelter during the SRS count nights. During both counts, 16 people were turned away. Most of these were youths (14 of 16), some with behavioral problems and others who may have gone to a shelter that was unable to take them. Therefore, runaway and homeless youths appear to require additional facilities and special counseling. Homeless needs are identified in CHAS Table 1D, below.

SERVICES TYPICALLY AVAILABLE

According to shelter directors, emergency shelter, food, mental health, medical health services, clothing, and help for substance abuse were typically requested and often available. Education, job training, and disability services were listed as seldom to moderately available by respondents. But sufficient funding to adequately respond to client needs is not usually available at homeless facilities. In particular, more stable funding sources for services that can aid the home to prepare for transitional or permanent housing are required.

³² Several responses were mental illness.

³³ This may not equal the total number of persons responding to the question as they were asked to check all that may apply.

Homeless Population & Subpopulations

Comprehensive Housing Affordability Strategy (CHAS)
Instructions for States

Name of State or Sub-State Area:		Five Year Period: (enter fiscal yrs.) FY: 1994 through FY: 1998	
Montana			
Part 1: Homeless Population		Sheltered (A)	UnSheltered (B)
Homeless Families with Children			
1. Number of Homeless Families	*	**	0
2. Number of Persons in Homeless Families	229	**	0
Homeless Individuals			
3. Youth (17 years or younger)	33	**	0
4. Adults (18 years and older)	224	**	0
5. Total (lines 2 + 3 + 4)	486	17	503
Part 2: Subpopulations		Sheltered (%)	UnSheltered (%)
Homeless Persons with Service Needs Related to:			
1. Severe Mental Illness (SMI) Only	12%	8%	
2. Alcohol/Other Drug Abuse Only	21%	34%	
3. SMI & Alcohol/Other Drug Abuse	8%	13%	
4. Domestic Violence	14%	0%	
5. Homeless Youth	8%	3%	
6. AIDS/Related Diseases	5%	5%	
7. Other (specify)			

Source: HUD CHAS Databook and Department of Social and Rehabilitative Services sheltered homeless study.

* Sources do not report number of homeless families.

** Sources do not report on unsheltered population.

ii. NEEDS OF SUBPOPULATIONS AND PERSONS THREATENED WITH HOMELESSNESS

As households make less money, their likelihood of being homeless increases. Hence, the very low-income households are particularly vulnerable to increases in the unemployment rates, economic fluctuation and slowdown, and public policy issues.

As of October 1, 1993, assisted housing payments under Section 8 will be constrained. This is of particular concern to MDOC because additional very low-income persons may be placed at risk of homelessness. MDOC and SRS intend to track the capabilities of persons who fall away from Section 8 assisted housing and become homeless, as this service gap created by federal policy has direct implications on other forms of assistance programs.

Montana views this group of people in need of financial and personal counseling, job training (or retraining) and short term emergency services and supplies, such as food, and relief from energy or other utility costs.

3. POPULATIONS WITH SPECIAL NEEDS - OTHER THAN HOMELESS

a. NEED FOR SUPPORTIVE HOUSING

The housing component of the Montana State Mental Health Division (Residential Services) includes the state's two mental health institutions: Montana State Hospital and the Montana Center for the Aged. One of the major emphases in the Montana Public Mental Health System Plan regarding the State Hospital is recognition of the need for improving the process of transition for patients going from the hospital to the community. This goal is outlined in the Public Mental Health System Plan:

The process of patient discharge planning at the hospital will be reviewed and updated. Formal discharge planning for each patient will begin at the time of admission to the hospital and will involve staff members from the hospital and the community mental health center that serves the patient's home community. This will help to identify the components of hospital treatment that will be important in helping patients prepare for a successful return to their home community. It will also help to identify the service and support that patients will need upon discharge from the hospital.

In addition, several hospital staff members will be designated "aftercare coordinators" and will be responsible for developing and updating an aftercare plan for each patient assigned to them, in conjunction with staff members from each region's community mental health center.

The mental health plan identifies an ideal system of community services for adults with severe and disabling mental illness. Housing for the mentally ill, one of the strategy areas, calls for the continuation of the 100 beds in group homes, and the addition of three group homes for mentally ill elderly persons (eight beds). The plan proposes the building of nine, one-apartment transition beds, and payment of rental costs for apartment managers at these sites. Emergency funds for 200 persons will be made available to assist clients with rent deposits, furnishings, and emergencies. A department staff person will be assigned to provide technical assistance in housing the mentally ill. These plans go along with the Mental Health Division's goal of

encouraging the provision of supportive services in the "least restrictive, most natural and least disruptive setting possible."

Montana's Older Americans Act (1987) reaffirms the State's commitment to its older citizens. The act describes older Montanans as a valuable resource that it is not receiving sufficient services in all areas of the state. The act identifies the services needed by the State's elderly population, and plans are laid out for the following:

- develop appropriate programs;
- coordinate and integrate all levels of service;
- create a directory of available services and transportation to them;
- programs to facilitate self-care;
- physical and mental health care;
- legal programs;
- adult education, and
- research in aging.

The facilitator of elderly assistance is the Governor's Office on Aging, established in 1983. The office is responsible for developing and administering the state's plan on aging, develop an intrastate funding formula, representing the interests of the elderly in state legislative and regulatory bodies, and evaluating Area Agency on Aging activities.

While there are other segments of the in-need populations, such as the AIDS/HIV infected persons or those with alcohol or other drug dependence problems, and the State plans to distribute funds to these groups, funding levels are in line with the relative size and severity of the problems in Montana. CHAS Table 1E, on the following page, presents all available data as it pertains to the Non-Homeless Special Needs Populations.

While the state has about 140,000 persons over the age of 60, about 12,993 of these persons require assistance, in some form, for housing. Of those, 3,267 are estimated to be frail elderly.

CHAS Table 1E		U.S. Department of Housing and Urban Development Office of Community Planning and Development	
Non-Homeless Special Needs Populations		Comprehensive Housing Affordability Strategy (CHAS) Instructions for States	
Name of State or Sub-State Area: Montana	Data Source: (specify) see notes below	Five Year Period: (enter fiscal yrs.) FY: 1994 through FY: 1998	
	Current Data as of: (date) see notes below		
1. Elderly		Households in Need of Supportive Housing 12,993	
2. Frail Elderly		3,267	
3. Severe Mental Illness		NA	
4. Developmentally Disabled		1,067	
5. Physically Disabled		NA	
6. Persons with Alcohol/Other Drug Addiction		497	
7. Persons with AIDS and Related Diseases		15 (estimate)	
8. Other (specify):			

Instructions for Table 1E

Non-Homeless Special Needs Populations

Refer to Appendix A, General Definitions Used with the CHAS, for additional definitions of terms used in this table.

Table 1E provides a format for estimating the need for supportive housing for other (than homeless) populations with special needs. Some potential resource agencies and client groups they serve include:

- State or local mental health agencies for persons with severe mental illness;
- State or local agencies of mental retardation or State local developmental disabilities councils for people with developmental disabilities;
- State rehabilitation agencies or State or local Centers for Independent Living for people with physical disabilities;
- State or area agencies on aging for elderly people;
- The Public Health Service Center for Disease Control for persons with AIDS.

Specific Instructions:

Line 1— Enter the estimated number of elderly households in need of supportive housing.

Sources: FY94 CHAS Databook, 1990 Census, Montana Dept. of Health and Environmental Sciences, AIDS/STD Program, Dept. of Corrections and Human Services, Mental Health Division and Alcohol and Drug Abuse Division, SRS Developmental Disabilities Division. Census and Databook information current as of 1990, all others current as of 1993.

Line 2-- Enter the estimated number of frail elderly households in need of supportive housing.

Line 3-- Enter the estimated number of households composed of at least one person with severe mental illness in need of supportive housing.

Line 4-- Enter the estimated number of households composed of at least one developmentally disabled person in need of supportive housing.

Line 5-- Enter the estimated number of households composed of at least one physically disabled person in need of supportive housing.

Line 6-- Enter the estimated number of households composed of at least one person with alcohol/other drug addiction in need of supportive housing.

Line 7-- Enter the estimated number of households composed of at least one person with AIDS and related diseases in need of supportive housing.

Line 8-- Estimate for any other category of special need that the jurisdiction may identify the number of households in need of supportive housing.

C. AVAILABLE RESOURCES

The State of Montana has a wide array of programs it intends to implement, deliver, or manage throughout the upcoming five-year period. These are briefly reviewed below. The arrangement within each category does not imply any priority the program may be given by the State. The program descriptions are then followed by a discussion of activities to be undertaken, by activity type.

C.1. FEDERAL PROGRAMS

Home Investment Partnership Program (HOME)

The HOME program, administered by the Housing Assistance Bureau of MDOC, was created under Title II (the Home Investment Partnerships Act) of the 1990 National Affordable Housing Act. The purpose of the program is to expand the supply of decent, affordable housing for low- and very low-income families, emphasizing rental housing; to build state and local capacity to design and carry out affordable housing programs; to provide financial and technical assistance to participating jurisdictions, including model program development; and to strengthen partnerships among all levels of government and the private sector in the development of affordable housing. The program does not require specific activities. However, certain cost-effective activities are encouraged through local matching contribution requirements. Eligible activities include:

- Tenant-based rental assistance;
- Assistance to first-time home buyers;
- Property acquisition;
- New construction;
- Reconstruction, relocation, or demolition;
- Moderate or substantial rehabilitation;
- Certain site improvements;
- Conversions;
- Tenant based rental assistance; and
- Other activities related to development of non-luxury housing (with approval of HUD).

All metropolitan cities, urban counties, contiguous units of local government, and special nonprofits called Community Housing Development Organizations (CHDOs) are eligible to apply for HOME funds administered through MDOC. One percent of HOME funds is set aside by the federal government for Indian tribes. All HOME funds must assist families below 80 percent of the area median income. Each participating jurisdiction must allocate 15 percent to programs owned, developed, or sponsored by CHDOs. HUD will issue successful applicants an account (Home Investment Trust Fund) with a line of credit to be used on the approved housing strategy. HOME funds are distributed on a competitive basis. Beginning with FFY93 funds, HOME projects must include matching non-federal funds.

Contact person: Tim Burton, HOME Program Manager, Housing Assistance Bureau (406) 444-0094.

Community Development Block Grant Program (CDBG)

Montana administers non-entitlement CDBG funds through the Community Development Bureau of MDOC. The State makes grants only to units of general local government that carry out development activities. Montana has developed funding priorities and criteria for selecting projects based on three major objectives: developing community development projects; deciding how to distribute funds among communities in non-entitlement areas; and ensuring that recipient communities comply with all applicable state and federal laws and requirements. Montana's Community Development Block Grant Program is a federally funded competitive grant program designed to help communities of less than 50,000 population with their greatest community development needs. Eligible applicants are limited to general purpose local governments. All projects must principally benefit low- and moderate-income persons.

The basic categories for local community development projects are: housing, public facilities, and economic development. The CDBG program provides grants to carry out a wide range of community development activities directed toward neighborhood revitalization, economic development, and improved community facilities and services. Some of the activities that can be carried out with CDBG funds include the acquisition of real property; rehabilitation of residential and nonresidential properties (including special facilities for the handicapped); construction of new housing (when sponsored by a non-profit organization); provision of public facilities and improvements such as water and sewer or solid waste facilities, or senior citizen centers; and assistance to for-profit businesses to help with economic development activities that will result in the creation or retention of jobs.

Regarding the housing category, CDBG funds are most often used to make low or no interest loans to low- and moderate-income facilities to allow them to rehabilitate homes in substandard condition. CDBG funds can also be used to finance or subsidize the construction of new permanent residential units where the CDBG funds will be used by a local nonprofit organization. Housing projects can include the site improvements to publicly owned land or land owned by a non-profit organization to be used or sold for new housing. The clearance or acquisition of sites for use or resale for new housing and conversion of existing nonresidential structures for residential use are also eligible CDBG housing activities. A new eligible activity includes homebuyer assistance to expand home ownership among low- and moderate-income persons. These activities include the subsidy of interest rates and mortgage amounts for low- and moderate-income homebuyers, financing the acquisition of housing that is occupied by the homebuyers, providing up to 50 percent of any down payment required, or paying reasonable closing costs.

The primary objective of the CDBG program is to develop viable communities by providing decent housing and a suitable living environment and by expanding economic opportunities, principally for persons of low and moderate income. Sixty percent of the funds must be used for activities that benefit low- and moderate-income persons.

Anticipated activities include:

- acquisition of property for public purposes;
- construction of public works projects;
- demolition;
- rehabilitation of public and private buildings;
- public services;
- planning activities;
- assistance to non-profits for community development activities;
- assistance to for-profit businesses for economic development activities.

The CDBG Program will deny some activities that are ineligible. These tend to be:

- government buildings;
- political activities;
- income payments;
- new housing and other facilities offering 24-hour care.

Contact person: Gus Byrom, Community Development Bureau (406) 444-4479.

HOPE 1 (Public Housing Homeownership) Program

The HOPE 1 Program is to assist in providing affordable homeownership for residents of public and Indian housing. HOPE 1 funds are available in three forms: planning grants and implementation grants. Eligible activities for planning grants include:

- replacement housing;
- development of resident councils;
- counseling;
- training and technical assistance;
- underwriting feasibility studies;
- preliminary architectural work; and
- development of security plans.

The maximum planning grant amount is \$200,000, and it does not require matching funds. Mini planning grants are available. With implementation grants, a grantee can fund

- rehabilitation;
- replacement reserves;
- legal fees;
- relocation;
- economic development activities; and
- administrative and operating costs.

Implementation grants support the cost of developing housing. There is no cap on overall grant amounts, but some eligible activities are capped. This type of grant requires non-federal matching funds. Both grant types are awarded on a competitive basis.

Resident management corporations, resident corporations, cooperative associations, public or nonprofit organizations, public bodies or agencies, Public Housing Authorities, and Indian Housing Authorities are eligible to apply for HOPE 1 grants.

Contact person: HUD-Denver, Office of Public Housing (303) 844-4762.

HOPE 2 (Homeownership of Multifamily Units) Program (Title IV)

The HOPE 2 program was authorized in subtitle B of Title IV of the National Affordable Housing Act of 1990. Program funds are to be used to assist in developing homeownership opportunities for low-income persons by providing planning and implementation grants to organizations that will help families purchase and maintain units in multifamily projects. The projects must be owned by the government, FHA-distressed, or subject to mortgages that are insured or held by HUD. Resident councils, resident management corporations, cooperative associations, mutual housing associations, public or private nonprofit organizations, public housing agencies and Indian housing authorities are eligible to apply. Joint applications may be submitted. Grants are awarded competitively. Planning grants can be no more than \$200,000, while mini planning grants may be only \$100,000. They can be used for:

- development of resident councils;
- counseling;
- training and technical assistance;
- underwriting feasibility studies;
- preliminary architectural work; and
- development of security plans.

Implementation grants must be matched with non-federal funds that are at least 33 percent of the grant amount. The maximum implementation grant is based on the present published Section 8 Existing Fair Market Rents over a 10-year period. These grants can fund:

- rehabilitation;
- replacement reserves;
- legal fees;
- relocation;
- economic development activities;
- administrative and operating costs; and
- acquisition.

Contact person: Lois Tressler, Office of Housing, HUD-Denver Regional Office (303) 844-4959.

HOPE 3 (Homeownership of Single Family Homes) Program

HOPE 3 provides financial assistance for homeownership. HOPE 3 implementation grants may be used for the following:

- acquiring and rehabilitating property;
- assisting first-time home buyers in purchasing housing;

- economic development to promote self-sufficiency of home buyers;
- administrative costs;
- replacement reserves; and
- home buyer outreach selection and counseling.

Eligible sources for housing are single family residential properties currently owned or held by federal agencies, and state or local governments (including their agencies). HOPE 3 eligible applicants include private nonprofit organizations, public agencies, cities, states, counties, and PHAs or IHAs in cooperation with a private nonprofit or cooperative association. Grants are awarded competitively within a regional pool. Implementation grants must be under \$3 million.

Contact person: David Jacobs, Office of Community Planning and Development, HUD-Denver (303) 844-5121.

HOPE for Youth (YOUTHBUILD)

The HOPE for Youth program was created as section 164 of the Housing and Community Development Act of 1992, which added it as a new subtitle D to the 1990 National Affordable Housing Act. Under YOUTHBUILD, the energies and abilities of youth who have dropped out of school or are in danger of dropping out would be utilized to develop permanent and transitional affordable housing for low-income families and the homeless, and to reconstruct urban neighborhoods. The program is geared toward young men and women aged 16 to 24. It provides academic and basic skills in preparation for a high school equivalency diploma and construction trades training. Half of the youth's time would be spent working and the other half would be spent in the actual construction or rehabilitation of housing under the supervision of trained and licensed construction workers. Regulations for this program are still being written.

Low-income Housing Preservation and Resident Homeownership Program (Title VI)

The Low-income Housing Preservation and Homeownership Program was authorized in Title VI of the National Affordable Housing Act of 1990. The program provides competitive grants to assure the continuation of Section 221(d)(3) and Section 236 projects, whose low-income use restrictions could otherwise expire after 20 years of the final mortgage endorsement. The grants are financial incentives to retain project-subsidized housing projects, and to encourage sales to purchasers who will keep the property for low-income persons. Resident corporations, owners of low-income housing, nonprofit organization, state or local agencies, or any entity that agrees to maintain low-income affordability restrictions may apply for funding.

Contact person: Richard Fox, Office of Housing, HUD-Denver Regional Office (303) 844-5351.

Shelter Plus Care Program

Shelter Plus Care grants help to provide housing and supportive services on a long-term basis for homeless people with disabilities, especially serious mental illness, chronic drug or alcohol problems, or AIDS. Program grants are used for the provision of rental assistance

payments through Section 8 Moderate Rehabilitation (SRO), sponsor-based rental assistance (SRA), tenant-based rental assistance (TRA), or project-based rental assistance (PRA). HUD requires that 10 percent of total funds be made available for each of these four program types.

Shelter Plus Care (S+C) funds are awarded in a nationwide competition, with priority given to homeless needs. States, units of local government, Indian tribes, and Public Housing Authorities can apply for S+C grants. Support services must match rental assistance and must be supplied by federal, state, or local governments; or private sources.

Non-PHA applicants applying for the SRO component must subcontract with a PHA to administer the rental housing assistance. Applicants for the SRA must subcontract with a nonprofit organization, also called a sponsor, to provide rental assistance to sponsor-owned or leased units. PRA applicants must subcontract with a building owner to provide rental assistance for units in a particular property. No application may receive more than \$10 million.

Contact person: Kathryn Smouse-Hulse, Office of Community Planning and Development, HUD-Denver (303) 844-5121.

Supportive Housing for the Elderly (Section 202)

Supportive Housing for Elderly Persons provides funding to expand the supply of housing with supportive services for very low-income persons 62 years of age or older. Initial legislation authorizing this program was enacted in the Housing Act of 1959 (Section 202), and was amended in 1990 by Section 801 of the National Affordable Housing Act. Section 202 funding falls into two categories: capital advances and project rental assistance. Capital advances are to finance elderly housing that also offers supportive services. The advances are non-interest bearing, and are based on development cost limits published in the *Federal Register*. Project rental assistance covers the difference between the HUD-approved cost per unit and the amount the resident pays. Monies cannot go toward debt service. Funds can be used for acquisition, rehabilitation, new construction, rental assistance, and support services for households containing at least one person over 62 years of age. Private, nonprofit, and consumer cooperatives are eligible to apply.

Contact person: Lorin Hunt, Office of Housing, HUD-Denver Regional Office (303) 844-6261.

Supportive Housing for Persons with Disabilities (Section 811)

Section 811 grant monies are awarded to private, nonprofit organizations providing assistance to expand housing with supportive services for persons with disabilities. This often includes group homes, independent living facilities, and intermediate care facilities. Section 811 is targeted for persons with a physical disability, developmental disability, or chronic mental illness that is expected to be of long and indefinite duration, substantially impedes the person's ability to live independently, and is of such a nature that such ability could be improved by more suitable housing conditions.

The program was authorized by the National Affordable Housing Act, Section 811. The competitive grants are available in two forms: capital advances based on the development cost limits published in the *Federal Register*, and project rental assistance to cover the difference between HUD-approved operating costs and 30 percent of the resident's adjusted income. Occupancy is open to very low-income persons between the ages of 18 and 62.

Contact person: Lorin Hunt, Office of Housing, HUD-Denver Regional Office (303) 844-6261.

Homeless Assistance Grants/Emergency Shelter Grants Program

The Family Assistance Division's Homeless Assistance grants are to help improve the quality of existing emergency shelters for the homeless, to make available additional shelters, and to meet the costs of operating shelters and of providing essential social services to help prevent homelessness. The grants are 100 percent funded by the Health and Human Services and Housing and Urban Development departments. According to federal law, 95 percent of funds received must be allocated to the 12 regional Human Resource Development Councils (HRDCs). The grants fund the renovation, rehabilitation, or operating costs of homeless shelters, and the provision of follow-up and long-term services to help homeless persons escape poverty. Shelters to be assisted and services to be delivered are determined by the HRDCs. In FY 1993, the department will receive \$115,000 of HUD and \$73,361 of HHS homeless funding.

Contact person: Jim Nolan, Family Assistance Division, Dept. of Social and Rehabilitation Services (406) 444-4546.

Safe Havens Demonstration Program

Safe Havens grants are to provide very low-income housing for homeless people with serious mental illnesses. Funds may be used for new construction, acquisition, rehabilitation, leasing assistance, low-demand support services, outreach activities for eligible persons, and operating costs. Governments and private and public organizations may apply for funding. Total assistance may not exceed \$400,000 in five years, and all funds must be matched. This program does not exist yet, but its design is being developed.

For further information, contact Nicole Kelso, Office of Community Planning and Development, HUD-Denver (303) 844-5121.

Supportive Housing Program

This program was created by the Housing and Community Development Act of 1992. It replaces the Supportive Housing Demonstration Program (Transitional Housing Demonstration Program and Permanent Housing for Handicapped Homeless Program) and Supplemental Assistance for Facilities to Assist the Homeless (SAFAH). It incorporates many features of these programs into one program of assistance to governmental entities and private nonprofit organizations to provide housing and supportive services to homeless people. In FY 1993, \$100 million will be available for the program. The Supportive Housing Program provides funding under four main components:

Transitional housing to facilitate the movement of homeless individuals and families to permanent housing.

Permanent housing that provides long-term housing for homeless people with disabilities (including AIDS and related diseases).

Housing that is part of a particularly innovative project for meeting the immediate and long-term needs of homeless individuals and families.

Supportive services for homeless individuals and families not provided in conjunction with supportive housing facilities.

The SHP covers acquisition, rehabilitation, new construction, leasing of structures, operating costs, supportive services, and administrative costs. Grants for operating costs are up to 75 percent for the first two years, and 50 percent for the next three years. Funds for acquisition, rehabilitation, and new construction must be equally matched by cash from other sources. Grants are available to states, local governments, other government entities, Indian tribes and housing authorities, private nonprofit organizations, and community mental health associations that are public nonprofit organizations.

Each year, programs undergo some changes to make them more efficient to operate and more responsive to those in need. The Transitional Housing for the Homeless, Supplemental Assistance for Facilities to Assist the Homeless (SAFAH), and Permanent Housing for Disabled Homeless Persons programs have been incorporated into the Supportive Housing Program.

Contact person: Nicole Kelso, Office of Community Planning & Development, HUD (303) 844-5121.

Section 8 Moderate Rehabilitation Program for Single Room Occupancy (SRO)

Under the Section 8 Mod Rehab SRO program, HUD enters into annual contributions contracts with Public Housing Authorities (PHAs) in connection with the moderate rehabilitation of residential properties that will contain multiple single room dwelling units. Funding can be used for operating expenses, debt service for rehabilitation financing, and monthly rental assistance. Resources to fund the cost of unit rehabilitation must come from other sources, and units must need a minimum of \$3,000 in rehabilitation. PHAs, Indian Housing Authorities (IHAs) and private nonprofit organizations can apply for grants. For FY93, however, nonprofits must subcontract with a PHA to administer SRO rental assistance. Grants are awarded in a nationwide competition on the basis of need and ability to undertake an SRO program.

Due to limited resources, HUD will only accept applications that propose to assist homeless individuals and those already living in units eligible for Section 8 assistance. In order to assure some assistance to homeless people, 50 percent of the units proposed for assistance must be vacant at the time of application submission.

Contact person: Kathryn Smouse-Hulse, Office of Community Planning and Development, HUD-Denver (303) 844-5121; George Warn, Housing Assistance Bureau, (406) 444-2804.

Housing Opportunities for Persons With AIDS

The Housing Opportunities for Persons with AIDS program (HOPWA) was established by the National Affordable Housing Act. In order to more expeditiously address the pressing needs of persons with AIDS and related diseases, HUD published a July 1992 interim rule. The rule describes two types of HOPWA grants: formula entitlement grants (90 percent of funds allocated) and competitively awarded grants (10 percent of funds allocated). HOPWA grants are to provide states and localities with the resources and incentives to devise long-term strategies for meeting the needs of low-income persons with AIDS and related diseases.

To qualify for a formula allocation, states or eligible metropolitan areas must have more than 1,500 cases of AIDS, a HUD-approved CHAS, and (for EMAs) a population of more than 500,000 people. For states, the 1,500 AIDS cases must be outside state EMAs. In December 1992, \$90 million dollars in assistance was made available for formula allocations.

All localities and states, regardless of population and number of AIDS cases, may apply for grants on projects of national significance. National significance is determined by the innovation of the project compared to other applying projects, and the potential for replication of the project. Funding for five grants to nationally significant projects was announced in August 1992 (August 25, 1992, *Federal Register*). Funding for five other projects was also announced at that time. These funds were aimed at states that did not qualify for formula grants, localities outside of EMAs, and localities inside EMAs that do not have a HUD-approved CHAS. For the FY 1992 competitive grant program, only government organizations could apply for funds. An additional \$10 million for competitive grants is expected to be announced in a later NOFA. Most activities proposed by the applicant will be considered for eligibility.

Contact person: Bruce Desonia, Sexually Transmitted Diseases/AIDS, Dept. of Health and Environmental Sciences (406) 444-3565; Kathryn Smouse-Hulse, Office of Community Planning and Development, HUD-Denver (303) 844-5121.

Rural Homelessness Grant Program

Rural Homelessness grants provide direct emergency assistance, homeless prevention assistance, and assistance for permanent housing. Private nonprofit organizations, Indian tribes, county and local governments may apply. Other eligible areas are all areas outside of Metropolitan Statistical Areas and rural census tracts within MSAs. The grants are designed for the following:

- rent, mortgage, or utility assistance;
- security deposits;
- support services;
- rehabilitation;
- short-term emergency lodging;
- transitional housing;
- cost of using federal inventory property programs; and
- capacity building.

HUD's Office of Community Planning and Development does not currently have information on this program.

Energy Programs

Energy program funds are available from the Department of Energy and other agencies. Allocations can be used for rehabilitation and new construction.

A. Weatherization

Energy costs are one of the greatest demands on a low-income family's resources. During Montana's winter, these costs can exceed rental or mortgage costs. The weatherization program administered by the Montana Family Assistance Division, Intergovernmental Services Bureau is 100 percent funded by the Department of Energy and Department of Health and Human Services. The program is designed to help low-income persons reduce their home heating costs and to conserve natural resources. The funds are directed toward local Human Resource Development Councils (HRDCs) and tribal organizations. These organizations decide where the grant money will be spent to install energy saving measures in the homes of low-income persons. Homes are prioritized on the basis of energy consumption.

Specific measures are decided upon after each home has had an energy audit to determine the most cost-effective activities. Measures include insulation, caulking, furnace repair and replacement. All labor and materials are purchased locally. By reducing overall costs, weatherization helps a family stay in their home, increasing family self-sufficiency. Income not spent on utility bills stays in the local economy, as does money spent on labor and materials.

Contact person: Jim Nolan, Family Assistance Division, Dept. of Social and Rehabilitation Services (406) 444-4546.

B. Low Income Energy Assistance Program (LIEAP)

The Family Assistance Division's Low Income Energy Assistance Program (LIEAP) is 100 percent funded by the Department of Health and Human Services. The goal of this program is to assist low-income families in meeting their home heating costs. Funding for each household is determined using a series of matrix tables that factor the household's income, fuel type, size and type of home, and local heating degree days. Payments are made to the household's utility company. Supplemental payments are available for very low-income households. Emergency payments are allowed for unforeseen energy-related events. Up to 15 percent of the block grant may be used for weatherization activities to decrease long-term heating cost problems.

Contact person: Jim Nolan, Family Assistance Division, Dept. of Social and Rehabilitation Services (406) 444-4546.

Low Income Housing Tax Credit Program

The low income housing tax credit is available under Section 42 of the Internal Revenue Code of 1986. The credit was first allocated in Montana in 1987. The federal income tax credit is available to owners of qualifying rental housing that meets stated rent limitation and low-income occupancy requirements. Owners of all buildings, except for certain buildings financed with tax-exempt bonds, must obtain a credit allocation from the appropriate state agency before claiming the tax credit. The Montana Board of Housing allocates the credit for housing located in Montana. The credit allowance for each state will be no greater than \$1.25 per state resident.

The tax credit is for residential rental buildings that are available to the general public and are part of a qualifying low-income project. Ineligible units include transient housing (initially leased for less than six months), buildings of four or fewer units occupied by the owner or a relative of the owner, nursing homes, life care facilities, retirement homes providing services other than housing, dormitories, and trailer parks. The tax credit may be used in conjunction with the construction, substantial rehabilitation, or acquisition and substantial rehabilitation of qualifying residential rental housing.

This program made use of federal tax credits to provide incentives to developers to create low-income housing. Housing built under the program was restricted to individuals with incomes at or below 60 percent of HUD median income. In addition, rents were restricted to 30 percent of monthly median income. The board allocated \$639,735 in federal tax credits for 154 units of rental housing. The city of Billings received 60 of these units, with a total of \$284,169 in tax credits. Three projects allocated credits in FY 1993 were placed in service during that year, as were two projects allocated carryover credits in prior years. These projects total 46 units and \$72,310 in tax credits (projects allocated in FY 1993) and 79 units and \$147,923 in tax credits (projects allocated carryover credits in prior years.) Through FY 1993, the board allocated a total of \$2,917,629 in tax credits for a total of 943 units of rental housing in 38 projects.

Contact person: Richard Kain, Administrator, Montana Board of Housing (406) 444-3040.

Fair Housing Initiatives Program (FHIP)

The Fair Housing Initiatives Program was created by the Housing and Community Development Act of 1987. It provides federal funding to non-profit organization, other private entities, and state governments through their Human Rights Commissions for fair housing education, outreach, and enforcement activities. The FHIP is administered by the Department of Housing and Urban Development in Washington, D.C. Applicants must respond to Requests for Grant Applications that are issued yearly. The grant/cooperative agreement awards are made on a competitive basis.

Contact: Aztec Jacobs, Office of Fair Housing Assistance and Voluntary Programs, Funded Programs Division -- Room 5235, Department of Housing and Urban Development, 451 7th

Street S.W., Washington, D.C. 20410-2000, (202) 708-3214. Or, in Montana, contact: Anne MacIntyre, Administrator, Montana Human Rights Commission, P.O. Box 1720, Helena, MT 59624, (406) 444-2884.

FARMERS HOME ADMINISTRATION PROGRAMS

Farmers Home Administration (FmHA) loans and grants are available for housing in open county, communities of 10,000 or fewer people, and certain communities of between 10,000 and 20,000 people. Contact persons for FmHA programs are James Holzler, RH chief, or Helen Anderson, multifamily housing coordinator. Both are at Box 850, Bozeman, MT 59771, (406) 585-2515.

FmHA MULTIFAMILY PROGRAMS

Rural Rental Housing Loans (Section 515)

Loans are made to build, purchase, or repair apartment-style housing, usually consisting of garden type or similar multi-unit dwellings. The housing must be modest in size, design, and cost, but adequate to meet the tenant's needs. The housing is for families and individuals with low and moderate incomes, and for senior citizens. Funds may also be used to buy and improve the land on which the buildings will be located; provide streets and water and waste disposal systems; supply appropriate recreation and service facilities; install laundry facilities and equipment; landscape; or other measures to make the housing an attractive addition to the community.

Funds may not be used for special care, nursing, or other institutional types of housing. Rental housing loans may be made to individuals, trusts, associations, partnerships, limited-partnerships, state or local public agencies, consumer cooperatives, and profit and nonprofit corporations.

Congregate Housing and Group Homes

This program is designed to provide congregate and group housing for persons with low and moderate incomes and those age 62 and over. Congregate housing is residential housing consisting of private apartments and central dining facilities in which services are provided to tenants to enable them to remain independent. A group home is housing that is occupied by elderly, handicapped, or disabled tenants sharing living space within a rental unit in which a resident assistance may be required. Funded housing is not for persons needing continuous medical or institutional care. The housing must provide several services including daily meals, transportation, recreation, housekeeping, and personal services. The following related items may also be funded: buying and improving the land; street and water and waste disposal systems; recreation and service facilities; laundry facilities; and landscaping. Loans can be made to individuals, partnerships, trusts, associations, state or local public agencies, consumer cooperatives, and corporations.

Rural Cooperative Housing Loans

Loans are available to provide cooperative-style housing projects for persons with low and moderate incomes. Funds do not finance individual cooperative units within the projects. Loans are primarily made to build, purchase, or repair housing, usually duplexes or similar multi-unit dwellings. Funds may be used to buy and improve the land on which the buildings are to be located; provides streets and water and waste disposal systems; supply appropriate recreation and service facilities; laundry facilities and equipment; and for landscaping. Borrowers are consumer cooperatives that will organize and operate the cooperative on a nonprofit basis.

FmHA SINGLE FAMILY PROGRAMS

Home Ownership Loans

Home ownership loans may be used to buy, build, improve, repair, or rehabilitate rural homes and related facilities, and to provide adequate water and waste disposal systems. Homes can be built on individual tracts or in subdivisions. Modernization (e.g., add bathrooms, central heating, modern kitchen) is also an eligible activity. Borrowers may purchase an existing house and lot or buy a site on which to build. In some cases, funds may be used to refinance debts on a home. The loans are to help low and moderate income families and persons. They must be without decent, safe housing, unable to obtain a reasonable loan from another source, have sufficient income to make house payments and living expenses, and possess the legal capacity to incur the loan obligation. Loans may be made for up to 100 percent of the FmHA-appraised value of the site and home.

Home Improvement Loans and Repair Loans and Grants

Rural homeowners whose house needs fixing up may be eligible for a loan and/or grant through this program. Home improvement loans are made to people who may not need or cannot afford a new house, but need some work done on their present house to bring it up to minimum standards. Loans and grants can also be made to remove health or safety hazards from dwellings. Grants and grant/loan combinations are available only to low-income elderly (62 years or older) homeowners. The type of assistance available depends upon income: If income is so low as to permit only removal of health and safety hazards, a repair loan and/or grant may be available; if income is slightly higher, a home improvement loan and/or grant may be possible. In general, repair loans and grants may be used to remove health hazards by repairing roofs; providing a sanitary water and waste disposal system that meets local requirements; installing screens, windows, or insulation; or other steps. Home improvement loans may fund similar items, but go further by bringing the home up to minimum standards and making changes for the convenience of the residents, such as adding a room or remodeling. Persons who own and live in a home on a farm, in the open country, or in towns of up to 10,000 population may apply if they cannot secure credit from regular commercial lenders.

Rural Housing Guaranteed Loans (Section 502)

The purpose of this program is to assist low and moderate income households through the guarantee of loans made by conventional lenders for acquisition of modest single family homes. Loan applicants must not own an adequate dwelling; be without sufficient resources to provide necessary housing and unable to secure necessary credit from conventional lenders; be a U.S. citizen or legally admitted; have legal capacity to incur the loan obligation; will be the owner occupant; have an acceptable credit history; have an adjusted income no more than 100 percent of the area median income; and have adequate and dependable income. The unit must be modest, relating to the maximum mortgage limits.

Housing Preservation Grants

Grants are made to public bodies, nonprofit organizations, or Indian tribes designed to facilitate the repair of rural individual homes or rental properties (single or multi-unit). That entity then provides financial assistance to low or very low-income rural households who own homes urgently in need of repair, or to owners of rental housing who will make the rehabilitated units available to low and very low income renters.

Farm Labor Housing Loans and Grants (Section 514 loans, Section 516 grants)

Farm Labor Housing Loans and Grants are to finance low-rent housing for domestic farm laborers. Funds may be used to build, buy, improve, or repair farm labor housing and to provide related facilities. They also may be used to buy building sites; purchase basic durable household furnishings, and develop water, sewage disposal, heating, and lighting systems. Funds cannot be used to refinance debts. A loan may be made to an individual farmowner, association of farmers, state or political subdivision, broad-based public or private nonprofit organization, or a nonprofit organization of farmworkers. A grant may be made to a state or political subdivision, a broad-based nonprofit organization, or a nonprofit organization of farmworkers.

Rental Assistance Program

Low-income and very low-income rural families, including elderly, may pay reduced monthly rents for apartments they occupy under the FmHA's Rental Assistance Program. The program is designed to reduce out-of-pocket expenses for rent, including utilities. Families must be residents of rental housing projects financed by FmHA to be eligible to participate in the program. Rent must exceed 30 percent of the occupant's adjusted annual income for them to qualify. The adjusted income ceiling is determined by household size and is 80 percent of the area median income. All FmHA-financed rural rental projects controlled by borrowers who agree to operate the housing on a limited profit or nonprofit basis, plus farm labor housing loan and grant recipients who are public bodies, broad-based nonprofit organizations, or nonprofit organizations of farm workers, are eligible.

i. STATE PROGRAMS

Energy Efficient Housing Program for New Construction

The Energy Efficient Housing Program for New Construction is planned by the Montana Board of Housing and Department of Natural Resources and Conservation as a means to assist middle-income persons with payments on newly constructed energy efficient housing. It would set up a mortgage insurance pool from which funds could be drawn. FHA would insure the first \$75,500 of the loan at 5 percent interest (their maximum) and the State the rest (also at 5 percent) up to \$97,700 (the IRS-allowed ceiling on mortgages financed with BOH tax-exempt bonds). The FHA maximum mortgage level is \$85,400 in Gallatin County, \$83,600 in Missoula County, \$83,050 in Cascade and Yellowstone counties, and \$75,500 in the remaining counties.

The two loans would total out to 95 percent of the appraised value of the house. There would be a single monthly payment on the loans. The maximum the State would need to insure is the difference between these two amounts, or \$22,200 per house. Houses will most likely fall into the \$85,000 to \$95,000 range. Each house would need certification of energy efficiency to qualify for the loans. The program could start with a \$300,000 appropriation of oil overcharge funds currently available to the State, and would expand the coverage of existing BOH programs. The insurance pool would be sustained with a home owner contribution of 3 percent initial and 1.5 percent annual, paid monthly, mortgage insurance premium and utility contributions to the pool. It would be maintained at an initial maximum value of 25 percent of the dollar amount invested in second mortgages.

Contact person: Alan Davis, Bureau Chief, Montana Planning and Analysis Bureau, Energy Division, Dept. of Natural Resources and Conservation (406) 444-6756.

MONTANA BOARD OF HOUSING PROGRAMS

The Montana Board of Housing was created by the Montana Housing Act of 1975 in order to alleviate the high cost of housing for low-income persons and families. The funds to operate the programs administered under the act are generated through either the sale of tax-exempt bonds or from administrative fees. The board's programs fall into two categories: home ownership and multifamily programs. Each are described below.

Contact person (all Montana Board of Housing programs): Richard Kain, Administrator, Montana Board of Housing (406) 444-3040.

HOME OWNERSHIP PROGRAMS

Single Family Bond Program (initiated in 1977)

The Board of Housing works with approximately 80 lenders statewide to provide mortgages 1.5 percent below conventional rates to assist primarily first-time home owners. In certain target areas, the borrowers need not be first-time purchasers. The program has assisted

over 18,000 Montanans to date, at a rate of 1,000 to 1,500 purchases per year. Average household income for the program is \$27,290, with a maximum family income limitation established by the BOH. Since 1975, \$734 million in bond proceeds have been loaned to home buyers. The home is to be owner-occupied with limited business use of the property. The purchase price or construction cost of the home may not exceed \$75,500 or the FHA maximum insurance limit for the area. The refinancing of an existing home loan is not permitted.

Mortgage Credit Certificate Program (initiated in 1987)

This program enables moderate and low-income individuals to convert 20 percent of their annual mortgage interest expense from an itemization (income deduction) to a federal tax credit (tax payment reduction). Average household income of those served under this program was \$28,466. A total of 2,476 individual and family households have been assisted through this program since inception. While the program is mainly to assist first-time home owners, in certain target areas, the borrowers need not be first-time purchasers. The home is to be owner-occupied with limited business use of the property. The purchase price or construction cost of the home may not exceed \$75,500 or the FHA maximum insurance limit for the area. The refinancing of an existing home loan is not permitted.

Home Buyers Cash Assistance Program (initiated in May 1991)

This program provides cash assistance to close a loan for home buyers having an income of no more than \$23,000. Funds may be used for up to 50 percent of the minimum cash required to close a loan (maximum advance of \$1,000), and these funds are combined with 6 $\frac{7}{8}$ percent, 30-year mortgage money. Purchase price of the home may not exceed \$50,000. Since its inception, the program has provided permanent financing of \$4,917,213 for 138 homes. In addition to permanent financing, the program provided \$119,778 in cash assistance with closing costs. Average household income for program participants was \$17,209.

203(k) Rehabilitation Home Mortgage Program (initiated in March 1992)

The Board of Housing set aside \$5 million to provide a firm secondary market for the acquisition and rehabilitation of existing dwellings that do not meet minimum FHA standards. The home is to be owner-occupied with limited business use of the property. The purchaser is to be a first-time homebuyer except for certain targeted areas. This program is conducted in conjunction with the Department of Housing and Urban Development. The maximum loan amount is \$60,000, and family income may not exceed \$30,000. The refinancing of an existing home loan is not permitted. The board has purchased two loans for \$100,750.

Montana Manufactured Housing Program (initiated in September 1992)

The Board of Housing set aside \$4.5 million to finance single family manufactured housing installed on a permanent foundation on titled (owned) property. Lot cost, well, and septic can be included in the loan. These are 30-year loans with a 7 $\frac{3}{4}$ percent fixed rate of interest for

first-time homebuyers or single parents (a separated or divorced person that was co-owner of a house) with annual household income at or below \$25,000. The home is to be owner-occupied, with no investor involvement. The lot cannot exceed five acres. The maximum mortgage amount is \$65,000.

Disabled Accessible Affordable Homeownership Program (initiated July 1, 1993)

The board set aside \$3.5 million to provide affordable architecturally accessible homes for people with disabilities such that they can live independently. The board has approved for eligibility 55 applications for individuals/families with an average income of \$14,249.

MULTIFAMILY PROGRAMS

Multifamily Rental Housing Program for Non-Profits (initiated February 1993)

The Rental Housing Program provides mortgage funds for affordable rental housing for low-income Montanans. It is intended to utilize the capacity and knowledge of local governmental units and non-profits to develop affordable housing to meet local needs. Funds are to be used to provide construction and permanent financing for projects meeting the terms and conditions detailed below. Proposals will be accepted from governmental units and non-profits based on a Request for Proposal distributed by the BOH. Due to tax law restrictions, applicants for the pilot project are limited to governmental units or nonprofit subsidiaries of governmental units. Approximately \$50,000 of the \$2.5 million available can be lent to other nonprofit groups such as HRDCs, Neighborhood Housing Services, and other private, nonprofit special needs corporations. The eligible applicant must be the owner of the project, must oversee the construction, and must be the property manager for projects financed under this program. The eligible applicant may contract with private industry for segments of the project.

Multifamily Bond Program (initiated 1978)

From 1978 until 1982, the Board of Housing issued tax exempt bonds to finance the construction of new, or the rehabilitation of existing, low-income multifamily housing. During that period, the board financed 668 multifamily units for low-income families and the elderly. During federal fiscal year 1993, the board made preliminary commitments of loan funds through the Multifamily Pilot Program for Rental Housing to non-profit and governmental sponsors of seven projects. These projects total \$2,023,253 in loan funds, \$4,723,005 in projected costs, and will provide 79 units of affordable rental housing. All of the projects are anticipated to be constructed in 1994.

ELDERLY PROGRAMS

Reverse Annuity Mortgage Loan Program for Elderly Persons (initiated in 1989)

This program enables persons 68 years or older to benefit from an additional income source: their home equity. In addition to other uses, the funds may be used to make repairs or improvements to the home. The RAM pilot program is available to senior citizens meeting several general eligibility requirements. All borrowers must be 68 years of age or older. The borrower's annual family income cannot exceed \$10,500 for one-person households, \$13,800 for two persons, and \$15,500 for three or more persons. The borrower must be the owner and occupant of a single-family dwelling that is unencumbered by any prior mortgage. The dwelling must meet minimum FHA property standards, as determined by an FHA appraisal.

The loan amounts may range from a minimum of \$15,000 to a maximum of \$40,000. The maximum loan amount would be determined based on 80 percent of the FHA determined property value. Potential borrowers must complete a reverse annuity mortgage counseling program provided through the Montana Aging Services Network. The program has assisted 14 senior homeowners since it began taking applications. Funds committed to these loans totaled \$382,749. Average annual income for these borrowers was \$7,751.

C.3. PRIVATE RESOURCES

i. FOR-PROFIT

The Community Reinvestment Act (CRA) has stimulated the involvement of for-profit organizations in the provision of affordable housing. One example of CRA's work is the Community Home Ownership Program of Norwest Bank. Ten million dollars has been allocated by Norwest Banks in Montana and Wyoming to be used for home mortgage loans. The loans are available to people in Norwest Bank-designated market areas in Montana for purchasing single-family, owner-occupied residential units. The bank's program provides a low down payment, no discount points, low loan origination fees, and competitive interest rates on home mortgage loans. The loans are available only to families earning no more than 115 percent of the HUD-determined median income for the area, or \$30,000. These benefits help make home ownership possible for some low- and moderate-income Montanans.

SECTION II - FIVE YEAR STRATEGY SUMMARY OF HOUSING PROBLEMS

INSUFFICIENT HOUSING AVAILABILITY

Lack of available housing requires resolution; nothing is available for low- and moderate-income Montanans in most parts of the state. When housing is available, it tends to be of substandard quality. Since the 1990 Census was taken, Montana's major cities have experienced a dramatic increase in population that is driving up the demand for housing; prices are following demand accordingly.

In cities such as Kalispell, Missoula, Bozeman, Helena, and Billings, in-migration is often comprised of higher income persons who are in a better position to purchase land and buildings than many current state residents. Of those Montanans who can afford housing, many can acquire only low-quality shelter due to the worsening housing shortage. Low-income Montanans lose housing options. People fear becoming homeless because they can no longer afford housing in their area, whether rented or owned. The housing that is being constructed tends to be more expensive, up-scale homes. Little, if any, construction activity creates affordably priced homes and rental property. Within the next few years, Section 8 waiting lists administered by the State are expected to swell about 65 percent, to over 10,000 people.

ABSENCE OF HOUSING AFFORDABILITY

Affordability varies widely around the state, but it is typically a severe problem in the more urbanized areas. Rural and sparsely populated regions of Montana tend to experience dual problems: housing shortages and poor housing quality. Because of the tight market and general lack of homebuilding, prices for both homes and rental units have continued rising sharply over the last year.

There is a large gap between what the market is supplying and what people can afford. Some Section 8 landlords are increasing rents at annual review, citing prevailing market rates, taxes, and sewer increases. Other Section 8 landlords are simply leaving the program for the private rental market that provides wider profit margins, citing HUD limitations on rent increases and use of vouchers and certificates. The new lower Fair Market Rents (FMRs) will tend to complicate this situation.

INADEQUATE HOUSING SUITABILITY

A major problem pertains to the structural and physical integrity of the housing stock. Although many people live in their own homes, incomes are not high enough to maintain them. Several examples highlight this condition. Physical deficiency in much of the housing stock is a major problem statewide. A portion of the stock is 100 years old and built on sandstone foundations. Structures also tend to have old, inadequate electrical wiring and gas vented

chimneys used for wood stoves. Most older homes are poorly insulated. Particularly troubling for the large stock of Montana's older homes is the prospective risk of lead-based paint hazard. Nearly two-thirds of the housing stock could be affected, although low income rentals present the greatest risks.

In these areas, lack of return on investment is a major problem for landlords of housing units that need rehabilitation. Landlords do not want to lose their present tenants, but are also reluctant to borrow money and incur debt when they cannot afford to evict tenants or raise the rents to meet the new level of debt service.

LACK OF HOUSING ACCESSIBILITY

Under the Americans with Disabilities Act, housing accessibility has become a visible need across the state. Accessibility is a problem unless a unit is specifically designed and built for people with disabilities. Modifications are often difficult and expensive, and they must be removed when the tenant leaves (according to the ADA). Most people with disabilities cannot afford to do this, and landlords do not want the inconvenience or cost of constant remodelling.

A. SUMMARY

MONTANA'S FIVE-YEAR HOUSING STRATEGY OBJECTIVES

While all housing difficulties fall into one (or more) of the four problem areas, the exact circumstances faced by Montana's communities are as diverse and widespread as the state's geography. A combination of net population in-migration, intrastate migration, and an economy undergoing structural change has had a dire effect on Montana's housing situation. Since the 1990 Census was taken, the cost of housing has risen dramatically; available, affordable housing for the very low-income, low-income, and moderate-income population has disappeared in many areas of the state. In other parts of the state, existing vacant housing needs maintenance, causing an overall decline in the suitability and quality of housing. No single approach to solving Montana's housing problems, no matter how prescriptive, is applicable on a statewide level. Therefore, Montana's strategy, while designed to address the four problem areas of affordability, availability, accessibility, and suitability, is comprised of many varied pieces. These are itemized below, and summarized immediately thereafter. The strategic actions are:

- Relieve the shortage of available housing stock;
- Increase the stock of rental units, especially assisted units;
- Promote capital formation to build an adequate number of affordable housing units;
- Increase the ability of low- and moderate-income households to buy homes;
- Increase resources to finance housing maintenance and improvements;
- Better define and explain housing assistance programs;
- Work to ensure fair housing compliance;
- Assist in securing adequate resources to meet the needs of persons requiring supportive and transitional services in achieving permanent housing;
- Assist in securing adequate resources to meet needs of the homeless for supportive services;
- Assist in securing additional funding and resources to increase capacity and counseling service for runaway youth;

- Promote increased resources for emergency shelters;
- Increase accessibility of Montana's housing stock;
- Increase energy efficiency of Montana's low-income housing stock; and
- Increase MDOC's ability to respond to requests for technical assistance.

STRATEGIC ACTION DISCUSSION

RELIEVE SHORTAGE OF AVAILABLE HOUSING STOCK

There is a lack of housing in Montana. The problem is especially severe for the very low, low-, and moderate-income population. From the long-term poor to the newly poor, the elderly, disabled, families, and young singles, all face a lack of affordable housing and shelter. The largest increase in need, however, appears to be for low- and moderate-income families. The number of homeless, newly poor families has risen greatly in the last year, while the state's available, affordable housing has decreased. This increase in demand has been met with little corresponding increase in housing stock anywhere in the state.

Vacancy rates statewide average from 3 percent in some of the rural areas to zero in the urban areas with long waiting lists for rental housing. Because of the shortage of all types of housing, landlords can rent their units for much higher prices. The increase in demand caused by people moving in from other states prices the low-income population out of even minimum standard shelter. Deinstitutionalization of mentally disabled people, an increasing number of elderly people who can no longer maintain their homes, and low-income people displaced by those who can afford to pay higher rents are also contributing to the need for housing.

Surveyed statewide housing officials expressed the opinion that developers have no incentive to build the kinds of housing needed to ease the affordable housing problems in Montana. There is believed to be little or no return on a builder's investment in low-income housing. A lack of zoning for multifamily dwellings complicates this situation in many rapidly growing areas. There is also a shortage of land subdivided and ready to build upon, and a severe lack of mobile home spaces. Weak statewide subdivision regulations allow the creation of subdivisions through "occasional sale" transactions. This frustrates comprehensive planning efforts, creating infrastructure problems for cities and counties.

DESIRED ACTIONS

New construction must be initiated. Montana needs multifamily dwellings and additional public housing. Rehabilitation programs are needed to keep existing stock from deteriorating, and maintenance programs to help the elderly remain in their homes will also be promoted. State housing programs should be expanded to help build housing and provide State matching funds for federal programs. MDOC intends to facilitate a cooperative effort among lenders, local housing authorities, and service organizations to develop cohesive packages to compete for housing program funds. Incentives for builders will be explored. Programs such as the Low Income Housing Tax Credit and the Single Family and Multifamily Bond programs will be further encouraged.

MDOC expects to release a set of model zoning and land use policies that encourage affordable housing. Furthermore, local governments will be encouraged to review their land use policies to determine whether they are exclusionary with respect to certain types of affordable housing.

INCREASE STOCK OF RENTAL UNITS: ESPECIALLY ASSISTED UNITS

Public Housing Authorities (PHA) in Montana have not been able to keep up with the demand for affordable rental housing for low-income persons. Waiting lists in the major cities are extremely long, especially for families. The State-administered Section 8 waiting list is anticipated to exceed 10,000 within the next few years. Furthermore, in the July 1992 regional competition for rental certificates and vouchers, no rental certificates or vouchers were allocated to PHAs in Montana. Every administrator of Section 8 subsidies in Montana reports growing waiting lists for families.

Housing officials also noted that Section 8 vouchers are issued to the tenants themselves, independent of a particular unit. The potential exists for those holding vouchers to take them with them when they leave the community. Housing officials are not issuing new vouchers, resulting in a community less able to address low-rent housing needs. This problem is especially difficult for rural areas where people are leaving in greater numbers to find employment in larger communities.

DESIRED ACTIONS

More affordable multifamily rental housing must be created through construction and rehabilitation. MDOC will work to facilitate rental housing programs that are directed toward the development of new units and rehabilitation of existing unsuitable units.

The Section 8 voucher system does not guarantee that the assistance will stay within a community, since families take vouchers with them when they move. Periodic review of voucher distribution by HUD and the State of Montana would help determine if additional vouchers should be issued. If so, MDOC will advocate on behalf of the State.

PROMOTE CAPITAL FORMATION TO BUILD AFFORDABLE HOUSING UNITS

There has been little new construction or rehabilitation of existing housing units in recent years. HUD noted in its June 1991 report entitled *A HUD Perspective of Montana* that a portion of this problem relates to capital scarcity:

There is little new development of apartments in the state. Refinancing of existing projects is also slow because of low market value and constrictive underwriting requirements for available programs. Importation of capital into Montana via conventional sources is scarce. Local lenders shy away from lending on government projects because of their size and the lenders' lack of knowledge about HUD programs.

Further, the 1986 Federal Tax Reform Act eliminated a number of investment incentives including the provisions effecting capital gains exclusions, accelerated depreciation and passive income issues. For example, the investment tax credit for the rehabilitation of older buildings for income purposes including multifamily housing has been severely impacted. The Montana State Historic Preservation Office, which manages the program, notes that the number of projects has diminished sharply since 1986.

Often real estate development financing is derived through the use of limited partnerships. The investment incentives for limited partnerships were all but eliminated through provisions in the 1986 Act. This has resulted in the development of fewer multifamily units aimed at benefiting low-income Montanans. According to the Montana Building Industry Association, the loss of federal tax incentives associated with multifamily construction in 1986 is now resulting in a serious rental housing shortage in a number of Montana jurisdictions.

Some areas of the state cited higher "outside" costs as a contributing factor to the lack of development of multifamily units. These include infrastructure development, service hook-ups, and compliance with various local land use regulations. However, all agreed that the overriding issue has been the loss of important federal incentives which guarantee an adequate rate of return for the development of multifamily housing.

In many areas, especially those where there is a high demand for all types of rental housing (college communities, tourism communities, and communities which offer regional medical and social services), housing officials noted that fair market rents under the Section 8 program were too low to be of interest to private developers.

The HUD Fair Market Rents (FMRs) were often below the non-subsidized rents charged in a community. The new lower FMRs will make this situation worse, as some communities have experienced a \$100 per month decline in FMRs.

DESIRED ACTIONS

Since permanent acceptance of the Low Income Housing Tax Credit has passed, MDOC is in a better position to provide information to investors for the purpose of helping them to identify the best markets for affordable housing.

Also, recent legislation (SB 215) passed by the Montana Legislature allows a county or a municipality to donate tax deed land to a nonprofit corporation for the construction of residential housing. These resources must now be located and encouraged for the development of affordable housing units. Private developers need to be assured of an adequate return on their investment.

MDOC is also attempting to identify assisted rental housing units with vacancy rates (mostly on the eastern side of the state) and make this information available to nearby housing organizations who have long waiting lists of persons needing assisted housing.

INCREASE ABILITY OF LOW- AND MODERATE-INCOME HOUSEHOLDS TO BUY HOMES

Many low-income families currently living in rental housing would like to move into a home, especially as the average monthly mortgage payment is typically lower than rental costs in a non-subsidized unit. However, many people lack sufficient funds for the down payment and closing costs. A second complication relates to the type of housing being selected by lower income households. In order to qualify for participation in various programs (e.g., Montana Board of Housing, FHA, VA) the house itself must meet housing quality standards and be priced within established mortgage limits. Some of the available housing is too high-priced to qualify for Board of Housing programs. Buyers are having difficulty finding a qualified house that they can afford.

DESIRED ACTIONS

The newly established HOPE and HOME programs will provide new sources of funds to assist first-time homebuyers in securing affordable housing. MDOC will continue to efficiently administer these programs.

The Montana Board of Housing 203(k) program, which assists home buyers in making repairs to homes in order to qualify for mortgage assistance, could be more widely utilized. The loan limitations contained in the program can also be reviewed to reflect inflationary effects on the cost of renovation and compliance work. MDOC will work to expand this program's effectiveness.

INCREASE RESOURCES TO FINANCE HOUSING MAINTENANCE AND IMPROVEMENTS

Funding is limited for improvements to homes and rental units, especially for elderly persons, persons who require special modifications for disabled access, for those experiencing high energy costs, and for those homes in violation of building codes. This violates Montana's policy of securing a suitable housing stock.

DESIRED ACTIONS

Homeowners, renters, and landlords need education programs that teach them how to recognize seemingly small problems that need attention and how to do simple repairs themselves. Many lack general knowledge of available programs such as Montana Board of Housing's Reverse Annuity Mortgage Program. This program allows senior citizens to tap into their home equity to secure resources for maintenance. Long-term housing rehabilitation loan funds can be made available through other avenues. All these are to be available to low income households.

The State could identify programs to assist elderly persons who wish to stay in their own homes. These might include special community projects that employ persons to make needed repairs. CDBG funds may be used to leverage private dollars to establish revolving loan/grant

funds. Under such a program public and private dollars could also be made available to senior homeowners to make repairs. As with the Reverse Annuity Program, the loan would be repaid when the house was sold.

SIMPLIFY HOUSING ASSISTANCE PROGRAMS

Paperwork and documentation requirements are complex, detailed, and stringent, and personnel needed for such activities are very limited. Perceptions are that rules, regulations, and available funds are too program-specific and difficult to target properly. Housing programs are run as separate, categorical programs with no comprehensive mechanism to combine programs to fit a client's varied needs.

DESIRED ACTIONS

MDOC will encourage agencies to coordinate program implementation efforts and pool their resources. The MDOC Housing Information Clearinghouse will incorporate all active programs in the state, including all assistance facilities, and provide contact names and program descriptions to the public upon request. This process will encourage a single-source information data base, with information regarding all housing- and program-related inquiries.

MDOC will work to provide simpler program access and administrative procedures. The CHAS Steering Committee will form a task force designed to inspect and recommend options for enhancing efficiency and practicality in program administration.

The CHAS process is intended to bring federal, state, and local governments together with citizens and the private sector to help develop a coordinated state plan.

A statewide data base that identifies all disabled accessible living units in the state would help disabled persons, housing managers, and other housing advocates. Housing discrimination continues to be a significant obstacle for people with disabilities. It has been suggested that programs to test for discrimination be expanded and housing development projects be monitored for compliance with federal statutes regarding the number of accessible units.

WORK TO ENSURE FAIR HOUSING COMPLIANCE

With rental units full and tenants experiencing difficulty with suitable housing, it has become easy to discriminate against the poor, the physically disabled, the mentally disabled, Native Americans, the elderly, and families with children. Landlords can, and do, pick and choose to whom they will rent. Sexual harassment and unwarranted eviction have been reported.

DESIRED ACTIONS

The general public, landlords, and tenants alike need to be better educated on fair housing practices. The State needs to affirmatively further fair housing practices in whatever way it can. Violations of fair housing practices need to be reported and handled in an effective fashion.

MDOC will continue to ensure that each project approved under the programs it administers will conform to fair housing regulations and requirements.

SECURE ADEQUATE RESOURCES FOR PERSONS NEEDING SUPPORTIVE AND TRANSITIONAL SERVICES

Homeless individuals and families and persons with disabilities require supportive services in conjunction with the provision of affordable housing. In particular, those persons with non-mobility-related disabilities often require extensive special services, particularly those who are chronically homeless, chemically dependent, or mentally disabled.

DESIRED ACTIONS

Preventive measures to keep people in their homes are desirable. Funds for short-term payment of mortgages until families find new employment would significantly reduce the number of homeless persons. As with other types of rental housing, incentives must be expanded to attract private dollars for the construction of additional transitional units. Further, the State is interested in providing housing assistance and services to those who may require it.

INCREASE ACCESSIBILITY IN THE HOUSING STOCK

Accessibility is a critical issue for many disabled persons. Accessible housing must be developed for disabled persons. The development of capital resources is required to assist homeowners and rental unit managers in the rehabilitation of existing units to provide accessibility. Both remedial and compensatory projects are critically needed to ease the cost of accessibility accommodations for homeowners with disabilities, property managers, and landlords. Further, disabled renters need more assistance with rental deposits so that once units are available, initial occupancy costs are not prohibitive.

DESIRED ACTIONS

Work to promote accessible housing. Implement and utilize the Disabled Accessible Affordable Homeownership Program initiated late in FY 1993 by the Montana Board of Housing. Encourage and support all applications for Section 811 funds.

INCREASE ENERGY EFFICIENCY IN THE HOUSING STOCK

Given the high cost of space heating in Montana, it has been suggested that greater emphasis be placed on the energy efficiency of rental units to assure lower utility costs to tenants. Multifamily projects that include innovative heating and cooling systems emphasizing conservation could be given preference.

DESIRED ACTIONS

Expand the use of weatherization funds to multifamily rental units. Promote long-term solutions to the energy efficiency problem through the Energy Efficient Housing Program for New Construction. Explore making a larger percentage of LIEAP funds applicable to the weatherization of low-income homes. Expand utility-funded energy conservation and renewable energy applications, like passive solar hot water heating, for the residential sector both in retrofit and in new construction.

DECREASE HOUSING ENVIRONMENTAL HAZARDS

A major environmental hazard affecting housing is lead-based paint. Montana programs related to control of lead-based paint hazards are in their infancy at the present time. Pre-1940 housing units, those most likely to contain lead-based paint, make up 17.1 percent of the total units in Montana. Of those units built before 1940, 25.4 percent are occupied by very low-income renters. Older rental units have higher rates of lead poisoning than do pre-1940 owner-occupied units. Of all renter households, about 58,010 are estimated to have lead-based paint. For owner-occupied households, 92,189 are estimated to have lead-based paint. This is not an indication of the number of households with a lead-based paint hazard; it is merely those most at risk. The findings of initial Superfund-related study conducted by the Butte-Silver Bow Health Department, when applied to the state, indicate that approximately 8,500 children in Montana may currently be at risk of lead poisoning.

Only two lead programs are currently functioning. East Helena has a lead program that is relatively small, screening approximately 50 children annually in the East Helena area only. The program is funded by ASARCO and is part of the Lewis and Clark County Health Department.¹ The Butte Childhood Lead Poisoning Prevention Program is a comprehensive program funded by the Atlantic Richfield Corporation (ARCO). The Butte program is part of the Butte-Silver Bow County Health Department. Funds are used to support staff positions, screening activities, lab support, and environmental investigations.

DESIRED ACTIONS

The Montana Department of Health and Environmental Sciences (MDHES) has requested funds under the State and Community-Based Childhood Lead Poisoning Prevention Program to develop the Montana Childhood Lead Poisoning Prevention Program. This program will be initiated by the Butte-Silver Bow Health Department, under contract to MDHES.

The Montana Childhood Lead Poisoning Prevention Program will entail the creation of local programs within the communities thought to have the highest at-risk population: Great Falls and Missoula. The program will eventually incorporate other major cities not served and will provide access for rural areas through the urban programs. Activities for the first year

¹ The East Helena Lead Program began in conjunction with an overall environmental investigation associated with area smelting activities.

include the launching of a statewide education and outreach effort, organizing the program in Great Falls and Missoula, and demonstrating a rural outreach model, accessing areas of southwestern Montana through the existing program in Butte. The first six months would be spent in selecting and training community staffs and launching the education program in each area. Screening, environmental assessments, and environmental and medical management would begin after the first six months. However, a secure, long-term funding source needs to be located for the program to sustain its activities.

The development of a Lead Levels Advisory Committee will continue, including representatives from county and state government, the private non-profit sector, universities, physicians, and citizens. In addition, the Occupational and Radiological Health Bureau in the State Department of Health hopes to complete its proposed program to certify training courses for workers, supervisors, and inspectors of lead-based paint evaluation sites.

FURTHER THE PREVENTION OF HOMELESSNESS

Homelessness, while not as prevalent a problem in Montana as in other states, continues to grow. With several areas experiencing very high rates of unemployment, continuing low wage rates, and some industries continuing to experience difficult to adverse economic conditions, homelessness may continue to threaten many Montana citizens. Actions need to be taken to prevent others from becoming homeless.

DESIRED ACTIONS

These actions will include additional training and counseling. Such actions, while not always directly a housing program, will involve local and state social service agencies in the development of transitional housing, permanent housing, and employment training. The immediate needs of the homeless and threatened with homelessness relate to affordably priced permanent housing, medical health services, food, and clothing.

FURTHER SUPPORT SERVICES FOR RUNAWAY AND HOMELESS YOUTH

As noted in the SRS survey of homelessness in the state, homeless youth were the largest group turned away from the facilities during the winter count. Alternatives to turning away young and runaway clients should be found, as this groups may turn to less desirable ways to secure shelter if services are not available to them.

DESIRED ACTIONS

Montana will attempt to secure a more stable stream of funding to support services for runaway and homeless youth. This group suffers from behavior anomalies and may have difficulty adjusting to adulthood. Alcohol and drug treatment, emotional and mental counseling, job training, and other services are required.

B. PRIORITY ANALYSIS AND STRATEGY DEVELOPMENT GEOGRAPHIC DISTRIBUTION AND IMPLEMENTATION

Housing needs across Montana vary widely. The extreme diversity in available housing, the age of the housing stock, and the overall range in population density complicate assessments of the degree of need. There is a broad array of problems involving the availability, affordability, accessibility, and suitability of housing. The State believes that simply treating the symptoms of the malady will not be sufficient to solve the problems. Current resources do not appear adequate to deal with the housing needs that plague the state.

The State intends to implement its five-year strategic plan statewide, using funds in a competitively based process founded on needs identified at the local level. This means that each local entity must evaluate its needs carefully, articulate them well, present a plan to acquire program resources, and compete with other jurisdictions applying for the same funds. Montana does not have sufficient resources to fulfill all requests for funding, or to address all problems at the same time. Those local governments and nonprofit organizations with the best planned and articulated applications will receive funding.

The needs identified and prioritized at the state level (i.e., those described below) may not retain a similar priority rating at the local level. The statewide priority classification represents only a general indicator of anticipated applications; actual application activity by local jurisdictions may be different, as the identification and quantification of need at the local level is incumbent upon the local community.

Many of the State's housing programs have been implemented in the past on a statewide competitive basis, with a large portion of funds distributed through the Community Development Block Grant Program (CDBG) administered through MDOC. This method has been shown to disburse funds equitably throughout the state, allowing all entities an equal chance to apply for funds. Therefore, housing program activities have been conducted in entitlement areas, non-entitlement metro areas, and rural areas of the state. MDOC has recently begun administering a new housing program called the Home Investment Partnership Program (HOME).

CHAS Table 2, on page 190, presents the statewide priority rating for each type of in-need group. These ratings are summarized in the narratives below.

PRIORITY #1 - RENTER AND HOMEOWNER HOUSEHOLDS

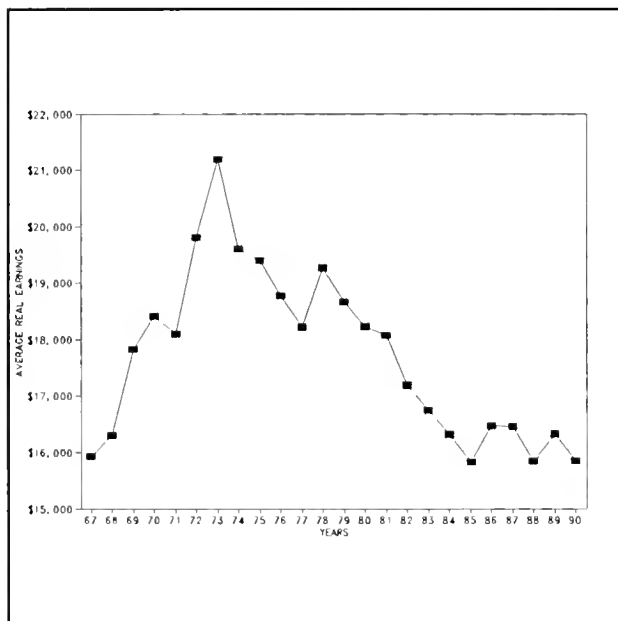
For the following discussion, several first priority categories are accumulated, as the analysis and public comments relate to one or more of the assistance segments within these categories of very low-, low-, and moderate-income renter and homeowner households. The market and inventory conditions and needs assessments are common to the in-need groups. However, small related and "all other" households are excluded from this discussion, as these in-needs groups have been assigned a priority #2 rating and are discussed separately later in this report.

i. ANALYSIS OF RENTER AND HOMEOWNER HOUSEHOLDS ECONOMIC HARDSHIP

Many of Montana's households have been suffering under economic hardship. The economy has historically been dependent upon a few resource-based industries. These are agriculture, mining, and manufacturing processes such as lumber and wood products, and the milling of minerals. Even though tourism is considered a solid basic sector with employment benefits, the rate of pay in this industry has typically been quite low.

The status of the state's economy, then, is dependent upon the health and viability of resource-based industries. Unfortunately, these industries are suffering from stagnant conditions or are declining. As Diagram 2.1 demonstrates, the average rate of

DIAGRAM 2.1
AVERAGE EARNINGS IN MONTANA
1987 DOLLARS



pay in all of Montana's industries has been declining steadily since the early 1970s.

For example, forest management practices are under review, and anticipated harvests from federal timber lands are expected to decline. University of Montana studies have forecasted declines as large as 50 percent in northwestern Montana's lumber and

TABLE 2.1
ECONOMIC BACKGROUND
ANNUAL AVG. UNEMPLOYMENT RATES

AREA NAME	1990	1991	1992
Beaverhead County	4.3	5.8	5.8
Big Horn County	12.9	12.3	15.8
Blaine County	8.2	8.7	8.1
Broadwater County	6.0	6.0	7.3
Carbon County	4.3	6.5	5.4
Carter County	2.8	3.3	2.4
Cascade County	5.0	5.8	6.1
Chouteau County	3.2	4.1	3.4
Custer County	4.2	4.9	4.8
Daniels County	3.4	3.1	2.8
Dawson County	4.0	4.4	4.2
Deer Lodge County	8.1	9.4	9.0
Fallon County	3.1	4.8	4.9
Fergus County	6.2	8.8	7.4
Fleethed County	7.5	9.3	8.7
Gallatin County	3.3	3.9	3.9
Garfield County	2.6	2.4	3.3
Glacier County	11.9	11.8	14.6
Golden Valley County	4.0	13.9	13.0
Granite County	7.7	7.9	7.6
Hill County	6.0	7.5	7.3
Jefferson County	3.6	5.0	4.3
Judith Basin County	4.1	4.9	6.0
Lake County	8.1	9.2	9.5
Lewis and Clark County	4.5	5.6	5.4
Liberty County	2.7	2.8	4.2
Lincoln County	11.5	15.3	13.3
Madison County	4.3	4.4	4.5
McCone County	3.7	5.1	5.5
Meagher County	3.6	5.4	6.3
Mineral County	10.1	12.3	12.3
Missoula County	4.9	6.5	5.8
Musselshell County	7.9	9.6	9.3
Park County	7.5	9.3	8.4
Petroleum County	3.6	7.4	9.1
Phillips County	4.4	4.8	5.7
Pondera County	4.5	5.1	6.3
Powder River County	2.2	4.1	3.9
Powell County	5.2	7.5	6.8
Prairie County	4.9	4.3	5.9
Revalle County	8.3	10.4	9.5
Richland County	6.1	8.0	8.3
Roosevelt County	9.8	10.9	11.4
Rosebud County	7.0	7.6	8.2
Sanders County	12.7	17.5	15.5
Sheridan County	3.0	2.9	3.0
Silver Bow County	7.4	9.0	8.9
Stillwater County	3.5	7.9	6.1
Sweet Grass County	3.0	5.0	3.9
Teton County	3.6	4.7	3.6
Toole County	3.9	5.8	5.4
Treasure County	2.7	3.6	6.3
Vellay County	4.7	6.0	6.2
Wheatland County	5.3	7.2	6.5
Wibaux County	4.3	8.9	8.8
Yellowstone County	4.8	5.3	5.4
Montana	5.8	6.9	6.7

wood products employment over the next ten years. Employment and earnings derived from agriculture remain speculative, at best. The mining industries are moving much further toward mechanization; and older existing facilities are closing in the face of increasing environmental constraints. These conditions imply an increasing degree of economic hardship for many Montana citizens.

To complicate this matter further, statewide unemployment rates have been rising over the last few years. Between 1990 and 1991, Montana's unemployment rate rose from 5.8 to 6.9 percent. Unemployment pressures have eased some, to 6.7 percent in 1992, but increasing unemployment worries still exist. Table 2.1, on the previous page, presents unemployment rates for the state as a whole and by county over the last three years. There are several areas that are sustaining very high unemployment rates, while others are reporting much lower rates. For example, Big Horn County currently has the highest unemployment rate, at 15.8 percent, and Carter County the lowest, with 2.4 percent. Uneven economic opportunities exist within the state.

Within Montana, per capita income varies widely, as evidenced by Big Horn County's low of \$7,148 and Helena's high of \$13,256. The statewide average is only \$11,213. The census has prepared another view of income, the median family income. This value and very low, low, and moderate income limits are presented in Table 2.2, at right. These data imply that significant variation occurs among households within the state. A more accurate way of inspecting the relative income between areas is to rank the percent of total household incomes below a particular threshold. This is better than comparing just per capita or median family income as it accounts for households with additional wage earners. Data representing the percent of low income households in each area were computed and ranked. Low

TABLE 2.2
ECONOMIC BACKGROUND
MEDIAN FAMILY INCOME LIMITS (MFI)
1990 CENSUS

COUNTY NAME	1989 MFI	30% limit	50% limit	80% limit
Beaverhead	\$25,413	\$8,200	\$13,700	\$21,900
Big Horn	20,876	8,200	13,700	21,900
Blaine	21,347	8,200	13,700	21,900
Broadwater	24,180	8,200	13,700	21,900
Carbon	23,200	8,200	13,700	21,900
Carter	20,586	8,200	13,700	21,900
Cascade	27,902	8,350	13,950	22,300
Chouteau	26,470	8,200	13,700	21,900
Custer	26,637	8,200	13,700	21,900
Daniels	24,032	8,200	13,700	21,900
Dawson	28,366	8,500	14,200	22,700
Deer Lodge	26,701	8,200	13,700	21,900
Fallon	26,977	8,200	13,700	21,900
Fergus	25,898	8,200	13,700	21,900
Flathead	28,568	8,600	14,300	22,900
Gallatin	29,879	8,950	14,950	23,900
Garfield	20,820	8,200	13,700	21,900
Glacier	21,488	8,200	13,700	21,900
Golden Valley	19,875	8,200	13,700	21,900
Granite	22,839	8,200	13,700	21,900
Hill	31,057	9,350	15,550	24,900
Jefferson	36,683	9,850	16,400	21,900
Judith Basin	26,056	8,200	13,700	21,900
Lake	23,287	8,200	13,700	21,900
Lewis & Clark	32,239	9,650	16,100	25,750
Liberty	25,084	8,200	13,700	21,900
Lincoln	25,084	8,200	13,700	21,900
Madison	26,009	8,200	13,700	21,900
McCone	23,750	8,200	13,700	21,900
Meagher	22,500	8,200	13,700	21,900
Mineral	24,347	8,200	13,700	21,900
Missoula	30,359	9,100	15,200	24,300
Musselshell	20,733	8,200	13,700	21,900
Park	25,647	8,200	13,700	21,900
Petroleum	20,536	8,200	13,700	21,900
Phillips	26,862	8,200	13,700	21,900
Pondera	27,490	8,250	13,750	22,000
Powder River	26,895	8,200	13,700	21,900
Powell	24,315	8,200	13,700	21,900
Prairie	20,114	8,200	13,700	21,900
Ravalli	24,522	8,200	13,700	21,900
Richland	26,266	8,200	13,700	21,900
Roosevelt	21,914	8,200	13,700	21,900
Rosebud	32,784	9,450	15,750	25,200
Sanders	21,320	8,200	13,700	21,900
Sheridan	25,246	8,200	13,700	21,900
Silver Bow	29,526	8,850	14,750	23,600
Stillwater	29,362	8,800	14,700	23,500
Sweet Grass	25,981	8,200	13,700	21,900
Teton	26,307	8,200	13,700	21,900
Toole	29,720	8,900	14,850	23,750
Treasure	23,125	8,200	13,700	21,900
Valley	27,029	8,200	13,700	21,900
Wheatland	20,528	8,200	13,700	21,900
Wibaux	24,000	8,200	13,700	21,900
Yellowstone	31,533	9,450	15,750	25,200

income concentrations are defined as those areas having a large percentage of households below Montana's statewide low income threshold of \$22,435, 80 percent of the state median family income. Since census income data is reported by category, \$22,500 is used to approximate the low income threshold. Table 2.3, at right, presents all areas of the state in descending order by percent of low income households. Those fitting the definition of low income concentration areas are listed above the dotted line, starting at Park County. In general, there appear to be very large blocks of the population in low-income households across Montana. In fact, Wheatland County has the highest percentage of households in the low income category, with over 65 percent of households falling into this category. Only one area has less than 25 percent of its households in the low income category, Helena Valley Northeast CDP. Given these facts, large sections of Montana can be considered low-income areas.

The largest segment of the population is the very young, from 0 to 18 years of age. This group constitutes 29.3 percent of the total. However, the population of Montana is older than the nation as a whole; the 1990 median age in Montana is 33.8 while the nation's is 32.9. The elderly (those 60 years of age and older) also have a significant representation in the age distribution of Montana, with 17.6 percent.

Just over 67 percent of Montana's occupied housing units are owner-occupied; the remaining 33 percent are renter-occupied. The rate of home ownership is much higher in rural areas of the state (72.6 percent) than it is in the major cities (only 59.8 percent). As is true of the nation as a whole, the largest single group of homeowners in Montana is the elderly. Of all the owner-occupied units in Montana, 26.4 percent are occupied

TABLE 2.3
LOW INCOME CONCENTRATION

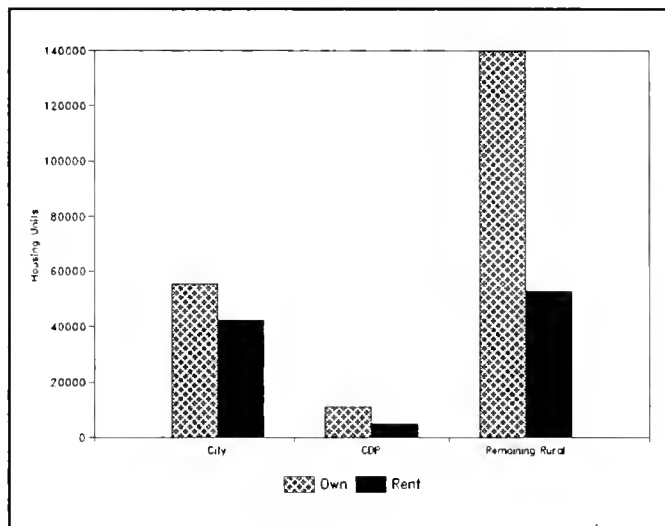
AREA NAME	Low Income Households	Percent Low Income Households
Wheatland County	555	65.93%
Prairie County	367	64.96%
Musselshell County	1,083	64.93%
Carter County	381	64.91%
Garfield County	371	63.86%
Sanders County	2,128	62.13%
Blaine County	1,464	61.38%
Evergreen CDP	932	60.60%
Golden Valley County	192	60.19%
Meagher County	420	58.99%
Treasure County	202	58.72%
Big Horn County	1,986	58.50%
Roosevelt County	2,143	58.34%
Granite County	614	58.31%
Glacier County	2,203	58.19%
Bonner-Weat Riverside CDP	377	57.65%
Carbon County	1,892	57.18%
Bozeman city	4,959	56.84%
Petroleum County	120	56.60%
Lake County	4,431	56.15%
Wibaux County	263	55.96%
Shendean County	1,059	55.91%
Kalispell city	2,927	55.71%
McCone County	475	55.56%
Deer Lodge County	2,255	55.43%
Sweet Grass County	703	55.01%
Broadwater County	720	55.00%
Mineral County	713	54.39%
Lincoln County	3,661	54.36%
Ravalli County	5,169	53.80%
Beaverhead County	1,697	53.60%
Daniels County	493	53.47%
Fergus County	2,470	53.30%
Missoula city	9,419	53.02%
Custer County	2,435	52.95%
Powell County	1,177	52.43%
Silver Bow County	7,230	52.30%
Valley County	1,689	51.83%
Teton County	1,199	51.04%
Malmstrom AFB CDP	733	50.87%
Madison County	1,200	50.70%
Phillips County	982	50.54%
Powder River County	407	50.43%
Chouteau County	1,056	50.38%
Judith Basin County	457	49.84%
Orchard Homes CDP	2,094	49.63%
Park County	2,783	49.44%
Great Falls city	11,034	48.72%
Stillwater County	1,254	48.62%
Pondera County	1,047	48.56%
Fallon County	567	48.46%
Dawson County	1,790	48.13%
Richland County	1,914	47.74%
Lewis and Clark County	1,327	46.81%
Helena West Side CDP	351	45.82%
Liberty County	361	45.07%
Toole County	853	44.78%
Billings city	14,790	44.44%
Hill County	2,803	43.72%
Helena city	4,537	43.54%
Flathead County	6,884	42.85%
Helena Valley Southeast CDP	657	41.71%
Gallatin County	4,313	41.54%
Cascade County	2,353	41.44%
Yellowstone County	4,232	41.41%
Rosebud County	1,431	41.17%
Lockwood CDP	557	40.54%
Lolo CDP	354	38.27%
Missoula County	2,777	37.25%
Jefferson County	1,022	36.07%
Helena Valley West Central CDP	758	33.91%
Helena Valley Northwest CDP	107	28.23%
Sun Prairie CDP	121	27.50%
Helena Valley Northeast CDP	92	17.13%
Montana	150,582	49.06%

by those 65 years of age and older. This is true of both the major cities and rural Montana. Overall, the 35-44 age group has the second highest rate of home ownership in both rural areas and the major cities. The total number of housing units was 361,155 in the 1990 Census, of which over 15 percent were vacant. Diagram 2.2, below, displays the number of households, by ownership status, in each of three geographic area designations: cities, census designated places, and rural areas.

The people most likely to rent in Montana, in both rural areas and the major cities, are those in the 25-35 year old age group. Given that people in this age category are more likely to live in the cities and occupy an individual unit, and further, that home ownership is less affordable in the major cities, there is an indication of a need for assistance to young adults who could be first-time home buyers. Those least likely to rent are those in the age group 45-54.

According to the 1990 Census, nearly 27 percent of Montana's dwelling units were constructed between 1970 and 1980. Another 21 percent were constructed prior to 1940. Homes built before 1940 have some potential for structural problems related to inadequate foundations and floor supports, poor plumbing, outdated electrical wiring, and substandard roofs. Because of this, pre-1940 housing tends to need moderate rehabilitation. Other prospective environmental hazards exist, which will be discussed shortly. Diagram 2.3 displays a pie chart representing the percent of occupied housing units in each age category. Large discrepancies underlay the statewide average in quality of housing construction. As noted earlier, some areas of the state have lost population. This implies a shortfall in housing construction and increases the potential for a more hazardous housing stock.

DIAGRAM 2.2
RENTERS AND OWNERS
BY GEOGRAPHIC AREA

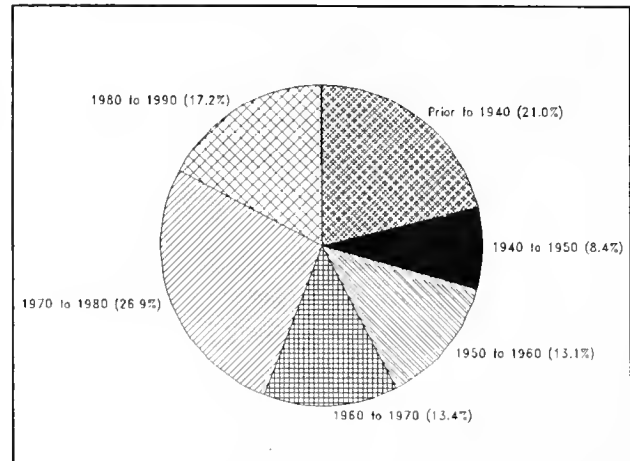


EXCESSIVE COST BURDEN

In assessing whether or not there is affordable housing available in Montana, both income levels and housing costs have been inspected.² A monthly housing cost in excess of 30 percent of income constitutes a cost burden. Approximately 18.6 percent of Montana households (59,217) earn less than \$10,000 annually, and 32.1 percent (98,548) earn less than \$15,000. Therefore, a monthly housing cost in excess of \$250 represents a cost burden to nearly one-fifth of Montana households, and payments over \$375 would be a burden to almost one-third. The following analysis examines the affordability of housing to renters by looking at the percentage

² Income and housing cost data taken from the 1990 Census -- U.S. Department of Commerce, Bureau of the Census.

DIAGRAM 2.3
AGE OF OCCUPIED HOUSING UNITS



of monthly income that would be required to make average rent and utility payments. Affordability for potential homeowners is examined by looking at the cash outlay and annual income required for average and low priced homes if monthly housing costs are to equal 30 percent of income. These calculations are intended to indicate typical costs. Costs and income requirements are shown for both conventional financing and Federal Housing Administration (FHA) or Farmers Home Administration (FmHA) financing. These cost burdens and income requirements are then compared to census information to see how many households in Montana can afford the average home.

Rent burden calculations were made by using 1990 Census figures for contract rent. For home buyers, calculations for monthly payments and cash outlay at closing were made by using 1990 Census figures for the average asking prices of vacant for-sale housing units and applying formulas used by the banking industry, FmHA, and FHA. For conventional loans, cash outlay at closing includes a 10 percent down payment plus typical closing costs.³ The Farmers Home Administration, which makes loans in rural areas with populations of less than 10,000 people, estimates no cash outlay of closing or down payment and assumes only typical Farmers Home closing costs.⁴ The FHA cash outlay at closing includes a 3 percent down payment, plus 43 percent of closing costs. The other 57 percent of closing costs and the required mortgage insurance costs are added to the loan amount.⁵ The monthly payments for all of the loans are based on a 30-year, 9 percent fixed-rate loan plus taxes and insurance. Average utility costs of \$101 per month for a two-bedroom, multifamily unit with electric heat have been added to rent cost to calculate cost burden for rental units. Average utility costs of \$125 for a single-family, three-bedroom home with gas heat have been added to the monthly mortgage payments to calculate income requirements for homeowners.⁶

Low-income renters in Montana's rural areas are less likely to experience severe cost burden than low-income renters in Montana's major cities. Households earning \$10,000 or less annually would be paying at least 52 percent of their income to occupy the average housing unit

³ Typical closing costs estimated with the assistance of Colleen Cebula, First Interstate Bank of Missoula.

⁴ Information on Farm Home Administration loans and typical closing costs provided by Peter Halvorson, Farm Home Administration Office, Hillsboro, Oregon; and Nikki Stahley, Farm Home Administration Office, Billings, Montana.

⁵ FHA loan information and typical closing cost estimates provided by Jeff McKinnen, First Interstate Bank, Portland, Oregon; and Charlene of American Federal Savings & Loan, Butte, Montana.

⁶ Section 8 Utility Allowances, revised October 1992.

in the major cities. This constitutes a burden far in excess of the 30 percent standard. Similarly, in census designated places, a household with a \$10,000 annual income would have to use 55 percent of their income to rent the average housing unit. The situation for that income group is of particular concern in the Sun Prairie CDP, where renter cost burden is highest, at 65 percent for the average rental housing unit.

TABLE 2.4
AFFORDABILITY OF AVERAGE RENTAL UNITS

AREA	MONTHLY RENT	PERCENT OF INCOME	PERCENT OF INCOME
	\$	\$10,000	\$15,000
Sun Prairie CDP Average	543	65%	43%
City Average	436	52%	35%
CDP Average	461	55%	37%
Rural Average	331	40%	26%

Table 2.4, above, illustrates the cost burden of average priced rental units in cities, CDPs, and the remaining rural areas. As that table shows, average rent in rural areas is lower than in urban areas, but it still presents a cost burden of 40 percent to a householder with \$10,000 in income. Even for a household with a \$15,000 annual income, the cost burden is over 30 percent for all but the rural areas. Although the cost burden is not severe for that group, the important questions for rural areas become whether there are enough rental units available, whether they have adequate kitchen and plumbing facilities, and whether the housing units are maintained at minimum health and safety standards.

While the above analysis focused on whether low-income households could afford average rents, another question should also be examined: What portion of the population cannot afford the "average rent"?⁷ Table 2.5, below, illustrates average rents, the income needed to pay that average, and the percent of Montana households with an income below \$15,000. As this table demonstrates, 26 to 33 percent of the population does not have an income high enough to afford the average rent. Furthermore, there is wide disparity between urban and rural costs and cost burdens, as presented in Table 2.5. This data portrays the number of households in each area that fall within a particular rent level category.

TABLE 2.5
INCOME NEEDED TO PAY THE AVERAGE RENT

AREA	MONTHLY RENT	INCOME NEEDED	% OF HH WITH > \$15,000 INCOME
City Average	436	\$17,440	33%
CDP Average	461	\$18,440	26%
Rural Average	331	\$13,240	32%

What holds true for renters is generally true for the first-time home buyer in Montana. The cost of buying a home in rural Montana is less than it is in the cities and CDPs, although

⁷ Average rent computed from the number of rental units in each rent cost category and the midpoint of the rent category, as reported in the 1990 Census, plus utility costs used in the Section 8 Housing Utility Allowance Program (revised October 1992).

TABLE 2.6
INCOME NEEDED TO PAY THE MONTHLY HOUSE PAYMENT
ASSUMES 9 PERCENT FIXED RATE MORTGAGE

AREA	PURCHASE PRICE	DOWN PAYMENT	MONTHLY PAYMENT	MINIMUM INCOME NEEDED	% HH WITH INCOME > \$25,000
Gallatin County	\$82,600	\$11,150	\$885	\$35,400	
City Average	\$67,700	\$9,290	\$750	\$30,000	53.3 %
CDP Average	\$60,800	\$8,420	\$690	\$27,600	50.0 %
Rural Average	\$49,000	\$6,930	\$580	\$23,200	54.5 %
<hr/>					
Farm Home Financing	\$25,000	\$1,010	\$380*	\$15,200*	
	\$40,000	\$1,170	\$520	\$20,800	
	\$50,000	\$1,310	\$615	\$24,600	
<hr/>					
FHA Financing	\$40,000	\$1,900	\$540	\$21,600	
	\$50,000	\$2,300	\$640	\$25,600	
	\$60,000	\$2,700	\$740	\$29,600	

there is some disparity among rural areas in the average values of vacant, for sale homes. Table 2.6, above, shows the average values for homes in cities, census designated places, the remaining rural areas, and in Gallatin County, which had the highest average home value in Montana according to the 1990 Census. Those average values are then used to show the costs to first-time home buyers who are able to use conventional financing. Recognizing that many first-time buyers cannot come up with the cash required at closing in order to utilize conventional financing, Table 2.6 also gives some examples of cash and income requirements for both Farmers Home⁸ and FHA financing.

In rural regions of eastern and north central Montana, where vacancy rates are high, the average asking price for a vacant, for sale home was under \$26,000 at the time of the 1990 Census.⁹ At this rate, a household income of approximately \$15,200 would make a home affordable if the potential home buyer could take advantage of Farmers Home financing. In rural areas, rather than income being a limiting factor, the condition of the \$26,000 home and whether it would qualify for any type of financing appears to be a crucial limitation.

In the rural regions of south central and southwestern Montana, which have relatively high vacancy rates, an average home was reportedly valued at about \$50,000 in 1990. An annual household income of approximately \$24,000 to \$25,600 (depending on the type of financing available) would generally make a home affordable in these regions. The average asking price of a vacant, for sale home in rural western Montana was generally higher than in other rural areas of the state. In those higher-cost areas, the asking prices were \$60,000 or more, requiring a minimum household income of approximately \$27,000 to \$30,000, depending on the type of financing available.

⁸ * in Table 2.6: FmHA single family housing loans have a provision whereby interest credit subsidy reduces the payment down to 20% of the adjusted household income to cover the FmHA payment, the real estate taxes, and the insurance on the dwelling. The minimum FmHA payment is based upon a 1% amortization.

⁹ The term "asking price" and "home value" are synonymous in this discussion.

In the CDPs, average home value was reported to be approximately \$60,800 in the 1990 Census. With conventional financing, the minimum income required to buy that \$60,800 home would be \$27,600. Average home value in the major cities was approximately \$67,700, which would require a minimum annual income of approximately \$30,000 if using conventional financing. The major cities have comparatively low vacancy rates ranging from 4.0 percent to 10.2 percent as opposed to the rural range of 17.3 percent to 22 percent. This indicates a higher demand for housing in the cities and supports the higher cost of housing in those areas.

It is important to note that while mortgage rates appear affordable to many, the ability to save for a down payment can be a prohibitive factor, especially for conventional financing. While the down payment requirements are lower for FHA financing, the monthly payments and minimum income requirements are higher due to the larger loan amounts. Also important to note is that banking industry calculations for minimum income requirements are based on a standard that the total of principle, interest, property tax, and insurance payments cannot exceed 28 percent of gross income. It is also a standard requirement that total monthly obligations (including automobile and credit card payments) not exceed 36 percent of gross income.¹⁰ For those households whose other monthly obligations exceed 8 percent of gross income, the minimum income required to purchase a home would be higher than indicated in Table 2.6.

Table 2.6 also lists that portion of total households earning less than \$25,000 annually. Examining the incomes required if housing costs are not to exceed 30 percent of income, we see that purchasing a home through conventional financing is out of the reach of over half of the people in cities and CDPs. Purchasing a low-priced home becomes more affordable through the use of Farmers Home or FHA financing in the rural areas of the state. However, the question again becomes one of whether or not these low-priced (and typically rural) homes are in a condition that will allow them to qualify for financing.

Therefore, three housing availability issues are of concern for Montana. The first is the availability of rental units, especially low-cost units. The second issue is the availability of homes that meet the criteria for loan assistance and mortgage insurance. The third availability issue is the number of affordable homes on the market for low- and moderate-income people.

In regard to the first issue, there were approximately 34,601 low-rent units (units that cost no more than \$250 per month) in Montana at the time of the 1990 Census. Approximately 11,389 low-rent units were federally assisted, and the waiting list for publicly assisted units numbered 6,285. The supply of low-rent and/or assisted units does not meet the demand. There is a great disparity between the number of households earning less than \$10,000 and the actual number of low-rent units.

The second issue is the availability of homes that meet the criteria for loan assistance and mortgage insurance. It is true that the housing market is tight in some areas of the state, particularly in the major cities. However, in rural areas of the state where vacancy rates are

¹⁰ Colleen Cebula, First Interstate Bank of Missoula.

higher (particularly in the eastern region), the issue becomes more complicated by one of housing condition. In many instances, the poor condition of the vacant homes precludes the use of federal mortgage insurance programs. Without these programs, homes are not easily financed and are consequently out of reach for many potential home buyers. The result is a diminished supply of affordable homes.

A third availability issue is the shortage of affordable homes on the market for low- and moderate-income people. This is of particular concern in the major Western Montana cities, which tend to have the lowest vacancy rates in the state and the highest home values (according to the 1990 Census). Where the market is tight and prices are escalating, it is becoming increasingly difficult for low- and middle-income people to purchase homes.

To get an overall picture of the availability of housing units, Table 2.7, below, combines data on both rental and owner-occupied housing. This table uses 1990 Census information on rental units by price range and value of owner-occupied housing units. The table adds the number of rental units available for under \$300 and homes valued at less than \$35,000. This number of housing units is then compared to the number of households earning less than \$15,000. The lack of available housing can be seen in the last column. Overall, these numbers point to a large gap between the demand for housing and the supply of affordable housing, perhaps as high as 25,000 units.

TABLE 2.7
AVAILABILITY OF RENTAL UNITS
AND FOR-PURCHASE HOMES
COMPARED TO NEED

AREA	NUMBER OF RENTAL UNITS > \$300	NUMBER OF HOMES > \$35,000	TOTAL UNITS	HH WITH INCOMES > \$15,000	NET SHORTAGE
City Average	17,878	3,611	21,489	32,047	10,558
CDP Average	1,735	414	2,149	4,250	2,101
Rural Average	28,117	21,996	50,113	62,251	12,138
TOTAL	47,730	26,021	66,508	98,548	24,797

NEEDS ANALYSIS

The various surveys completed by MDOC and SRS during the past fiscal year address several dimensions of housing in the state, and uncovered additional specific needs. Each of the studies is reviewed below.

SURVEY OF MONTANA'S HOUSING NEEDS

The *Survey of Montana's Housing Needs* was designed to collect specific data from knowledgeable housing specialists throughout the state, such as vacancy rates, local needs, and opinions related to impediments and barriers to affordable housing in Montana. Most of the

quantitative questions requested respondents to rank the degree of the issue (problem or need). There was also a series of questions designed to inventory homeless facilities, and a set of open-ended questions soliciting general opinions regarding housing issues. All findings are reviewed below, except the inventory data, which was presented in Section I of the FY94 CHAS.

The housing needs survey solicited input from a very broad cross-section of Montanans involved in housing issues, including construction, sales, lending, program administration, planning, or public policy. It also incorporated responses from state and local agencies associated with health, environmental services, disability, public instruction, Indian Affairs, councils on aging, low income coalitions, and others. Table 2.8, below, presents a summary of the number of survey respondents by occupation.

TABLE 2.8
SURVEY OF MONTANA'S HOUSING NEEDS
RESPONDENTS, BY OCCUPATION

Occupation	Number
Public Housing Official	9
Housing Program Manager	14
Banking or Lending Official	42
Real Estate	12
Housing Developer/Consultant	6
Land Developer	0
Planning Official	13
Interest Group	7
Elected Public Official	25
Appointed Public Official	11
Disabled/Aging Care Manager	2
Owner of Rental Units	2
Contractor/Engineer	5
Other Business Owner	4
Community/Economic Development	6
Social Services	2
Other	7
TOTAL	167

One of the first survey items requested information related to type of general housing problem. In earlier CHAS documents, Montana identified four basic problem areas related to housing: availability, affordability, accessibility, and suitability. The survey was designed to gather respondents' perceptions of these problem areas. They were requested to categorize the severity of each problem as it relates to rental housing and owner-occupied housing. Table 2.9, below, presents the results. Respondents indicated that rental housing is moderately expensive to very expensive, is somewhat unsuitable to not suitable, and generally not very accessible to the disabled. Most interestingly, nearly 90 percent of respondents (150 of 170) indicated either 'very short' or 'extreme shortage' of rental housing. This implies that Montana lacks an adequate supply of rental housing at any price and, therefore, has critical shortages of affordably

priced rental housing. While the problem is not as severe, owner-occupied housing is also in short supply, with prices generally too high to be classed as affordable.

TABLE 2.9
SURVEY OF MONTANA'S HOUSING NEEDS
DEGREE OF HOUSING PROBLEMS
BY TENURE

		NUMBER OF RESPONDENTS						
		AVAILABILITY						
		PLENTIFUL			SHORT SUPPLY			
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RENTAL HOUSING	170	1	1	1	6	11	38	112
OWNER-OCCUPIED	167	2	10	16	33	27	50	29
		AFFORDABILITY						
		UNDERPRICED			VERY EXPENSIVE			
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RENTAL HOUSING	169	1	8	20	52	24	32	32
OWNER-OCCUPIED	174	0	3	20	39	36	48	28
		SUITABILITY						
		VERY SUITABLE			NOT SUITABLE			
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RENTAL HOUSING	168	0	10	12	41	52	38	15
OWNER-OCCUPIED	166	1	17	25	44	35	34	10
		ACCESSIBILITY						
		VERY ACCESSIBLE			NOT ACCESSIBLE			
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RENTAL HOUSING	168	1	0	4	25	33	69	36
OWNER-OCCUPIED	165	0	1	9	22	44	61	28

TABLE 2.10
SURVEY OF MONTANA'S HOUSING NEEDS
CHANGE IN POPULATION BY GEOGRAPHIC AREA

	NUMBER OF RESPONDENTS					Total Respondents
	NE	SE	C	NW	SW	
YES	4	11	17	28	29	89
NO	13	6	19	10	18	66
TOTAL	17	17	36	38	47	155
(IF YES, THEN % CHANGE)						
AVG % CHANGE	7.5%	7%	11.13%	13.12%	10.93%	

The reason for these problems are many, and often these issues are made more critical by sudden changes in the level of population moving into or out of a particular region. Surveyed individuals were asked to indicate to what degree their local population had increased since the 1990 Census. Table 2.10, above, presents respondent opinions related to the percent change in the level of local population. While a majority of respondents saw no change in population in

the northeast section of the state, others sensed significant changes in population, particularly in the northwest and southwest portions of the state.

Respondents were also asked about the impact of building and energy efficiency codes and zoning regulations on cost of housing. It was the opinion of the group that these types of public policy issues do not appreciably affect the cost of housing. The vast majority felt that these had no effect on the cost of housing, one indicated that these factors actually decrease the cost, and 10 to 13 respondents noted that such actions can increase the cost. One can deduce that these policy's may increase the initial cost of housing modestly. Table 2.11, below, presents this data. It is generally recognized that increasing the energy efficiency of housing places additional up-front costs on the structure. However, these costs typically pay for themselves over the life of the home in increased energy efficiency.

TABLE 2.11
SURVEY OF MONTANA'S HOUSING NEEDS
EFFECTS ON COST OF HOUSING BY PUBLIC AND PRIVATE POLICY ISSUES

Factor	NUMBER OF RESPONDENTS							Total Respondents
	Decrease Cost		No Effect			Increase Cost		
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Building Codes	1	1	11	72	44	19	13	161
Building Energy Efficiency Codes	1	6	12	67	49	13	11	159
Zoning Regulations	2	2	4	80	37	21	10	156

The question related to the impact on housing of building and zoning codes was approached from an alternate perspective. Respondents were asked if these types of public policy issues impact the *availability* of housing in their local jurisdictions. Table 2.12, below, presents the findings from this question, by geographic region. Note that nearly one third of the respondents felt that such public policies restrict availability of housing. In particular, the respondents in the northwest region felt most strongly that building and zoning regulations tend to impact the availability of housing.

TABLE 2.12
SURVEY OF MONTANA'S HOUSING NEEDS
DO BUILDING AND ZONING REGULATIONS
EFFECT HOUSING AVAILABILITY,
BY GEOGRAPHIC AREA

	NUMBER OF RESPONDENTS					Total Respondents
	NE	SE	C	NW	SW	
YES	2	7	10	17	17	53
NO	15	12	28	24	32	111
Total Respondents	17	19	38	41	49	164

Respondents were also asked to review and rate the degree of need by various types of in-need groups. The results of this question indicate that, given the incidence of certain types of in-need groups, some needs appear more critical in one area than in another. In Table 2.13,

below, the degree of need for the elderly and mentally or physically disabled was rated more urgent than those of people who are AIDS/HIV infected, the alcohol or drug addicted, or racial minorities. No clear opinion emerged with respect to housing needs of the homeless. One must emphasize that, given the wide disparity of need and economic conditions around the state, one local jurisdiction may have a severe need that is inconsequential in another area.

TABLE 2.13
SURVEY OF MONTANA'S HOUSING NEEDS
DEGREE OF NEED BY IN-NEED CLASSIFICATION

Group	NUMBER OF RESPONDENTS							Total Respondents
	Severe Need			Some Need			No Need	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Elderly	11	32	52	45	15	9	1	165
Mentally or Physically Disabled	27	33	35	34	25	12	0	166
Homeless	21	18	19	25	25	41	14	163
AIDS/HIV Infected	6	8	12	23	11	44	45	149
Alcohol or Drug Addicted	9	14	15	33	29	42	17	159
Racial Minority	11	3	13	38	31	38	29	163

Surveyed individuals were also asked about the degree of need for certain types of rental assistance programs. Review of the data provides insights into renter assistance programs. Table 2.14, below, presents an evaluation of the perceived degree of need, by type of rental program. As indicated, all types of rental assistance are needed, as nearly all are considered in nearly extreme or extreme states of need. This question confirms the notion identified above, as it relates to the extreme shortage of rental housing. In further quantifying the degree of need for rental housing, Table 2.15, on the following page, presents the reported vacancy rates in rental housing, by general geographic area. Note that as one moves from east to west, the incidence of rental vacancies declines.

TABLE 2.14
SURVEY OF MONTANA'S HOUSING NEEDS
DEGREE OF NEED FOR RENTAL PROGRAMS

Type of Assistance	NUMBER OF RESPONDENTS							Total Respondents
	Extreme Need			Some Need			No Need	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Rental Assistance	35	40	52	17	15	7	1	167
Production of New Rental Units	57	59	26	8	9	7	1	167
Rehabilitation of Old Rental Units	41	38	40	22	17	7	0	165
Acquisition of Existing Rental Units	27	32	32	34	15	11	4	155

With increases in population, declines in rental vacancy rates, and increasing needs for rental programs indicated, one may reasonably assume that affordably priced rental property is disappearing throughout most of Montana. Table 2.16, on the following page, indicates respondent opinions on the degree of change in rental prices since the 1990 Census. But these statistics do not portray all the real problems being experienced in the state. Some areas have decaying housing stock, and declining rental prices. Table 2.17, below, indicates the degree to which rental prices have fallen in some areas of the state. Note that there does appear to be a

TABLE 2.15
SURVEY OF MONTANA'S HOUSING NEEDS
REPORTED RENTAL VACANCY RATE BY GEOGRAPHIC AREA

Vacancy Rate	NUMBER OF RESPONDENTS					Total Respondents
	NE	SE	C	NW	SW	
10 +	1	0	0	0	1	2
9	0	0	1	0	0	1
8	1	0	0	0	2	3
7	0	0	0	0	1	1
6	0	0	0	1	0	1
5	4	1	5	3	6	19
4	1	1	2	2	2	8
3	2	2	4	1	8	17
2	0	3	8	3	9	23
1	6	9	17	28	19	79
Total Respondents	15	16	37	38	48	154

TABLE 2.16
SURVEY OF MONTANA'S HOUSING NEEDS
SUMMARY OF PERCENT INCREASE IN RENTAL PRICES
BY GEOGRAPHIC AREA

Percent Change 1990-1993	NUMBER OF RESPONDENTS					Total Respondents
	NE	SE	C	NW	SW	
0-4	2	3	3	1	1	10
5-10	6	1	9	4	11	31
11-19	3	1	4	3	7	18
20-29	0	5	11	11	11	38
30-49	0	0	4	5	6	15
50-69	0	2	3	7	4	16
70 +	0	0	0	4	1	5
Total Respondents	11	12	34	35	41	133

TABLE 2.17
SURVEY OF MONTANA'S HOUSING NEEDS
PERCENT DECREASE IN RENTAL PRICES
BY GEOGRAPHIC AREA

Percent Change 1990-1993	NUMBER OF RESPONDENTS					Total Respondents
	NE	SE	C	NW	SW	
0-4	2	2	1	0	0	5
5-10	1	1	0	0	0	2
11-19	0	0	0	0	0	0
20-29	0	0	0	0	0	0
30-49	0	0	0	0	0	0
50-69	0	0	0	0	0	0
70 +	0	0	0	0	0	0
Total Respondents	3	3	1	0	0	7

contrast between needs in the eastern versus the western portion of the state when viewing the

data from this single perspective. None of the respondents perceived a decline in rental prices in the western portion of the state.

TABLE 2.18
SURVEY OF MONTANA'S HOUSING NEED
SIMPLE AVERAGE OF REPORTED RENTAL PRICES
BY GEOGRAPHIC AREA

(excludes water, sewer, refuse, and energy expenses)

	NE	SE	C	NW	SW
Efficiency	137.22	197.5	201.30	248.52	218.60
1 Bedroom	181.92	231.67	246.03	298.43	263.94
2 Bedroom	229.64	276.33	322.46	392.43	349.92
3 Bedroom	288.33	386.54	412.00	487.10	430.36

Table 2.18, above, presents a summary of rental prices, excluding local utility expenses, as reported by the respondents.

For the Survey of Montana's Housing Needs, respondents were asked to provide comment on several open-ended questions. The following presents a summary of the comments.

QUESTION: What opportunities for creating affordable housing in your area exist due to area market conditions?

RESPONSE SUMMARY:

Respondents indicated that few opportunities for creating affordable housing exist due to the area's market conditions. They felt that current county, city, state, and Federal organizations do not go far enough in alleviating the housing shortage in Montana. Further, the State needs to incorporate new programs and enhance existing ones to increase rental availability and home ownership. For example, a potential barrier to home ownership is the fact that elderly persons who may need assisted living conditions continue to live in large single-family homes. By creating living space for elderly persons somewhere between total independence and nursing home care, many homes can become available as rentals or for sale. Young families or larger families in need of more space would have the opportunity to buy or rent.

The high cost of land, lumber, and construction make housing projects in Montana expensive. Most housing projects cost over \$100,000. One respondent defined "affordable housing" as housing with a value of less than \$100,000. Some Montanans feel that high taxes and lack of investors, combined with limited lot availability, contribute to Montana's housing problems. Taxes are reaching the point where some Montanans are having to move out of the area. Rental rates and resale values reflect a seller's market. It is becoming less feasible to build or repair existing older housing. The banks are willing to help since interest rates are low, but financing and property taxes alone are a burden. One respondent suggested freezing property tax or offering a tax incentive that would increase private investors' and developers' interest in building.

In regard to single-family homes, the short supply of rental and multifamily housing have driven some area home prices up by 20 percent. Responses from landlords show a mutual feeling

that many rentals already exist, but that state law gives tenants too much authority, which makes it costly for landlords to collect rent or evict tenants. Therefore, some landlords are unwilling to invest in construction of new units. Instead, rent prices are increased, making available homes unaffordable to those with low incomes. Interest rates are low, but down payment and closing costs are excessive burdens to those looking to buy.

QUESTION: What barriers for creating affordable housing in your area exist due to area market conditions?

RESPONSE SUMMARY:

Land cost, lack of sites in close proximity to services, shortage of rentals, and development costs in outlying areas all represent barriers to potential construction of affordable housing. Lots that are available are too expensive due to scarcity. The majority of people who can afford the high prices are newcomers who are bringing in high dollar equity from West Coast sales, thus pushing up the demand for local home sales, and inflating home values. The demand for good home sites exceeds the supply.

The number of rental vacancies is low, and the high average purchase price of homes forces people to remain in rentals. Housing costs exceed the income level of most local prospective buyers. The majority of homes being built are expensive, larger, single-family homes -- especially for newcomers who are willing and able to pay higher prices. The direction that developers are taking makes it difficult for the elderly, single parents, and low- to moderate-income persons to find affordable housing.

Those who are able to find a house to rent or buy are often unable to afford it. Buyers find it especially difficult to finance a home with all the bank and government regulations and compliance issues. The limitations and/or restrictions on home ownership programs do not alleviate the high cost of housing for families on fixed incomes. The market condition and housing vacancy rates support persons who can afford to pay mortgage rates of \$650 or more. Without a loan, prospective buyers are unable to fulfill down payment requirements.

QUESTION: What organization or institutional barriers to affordable housing exist in your area?

RESPONSE SUMMARY:

The way in which institutions and organizations handle and develop funding priorities or criteria for selecting housing projects does not expand safe, decent, and/or affordable housing where it is needed. City, county, state, and federal resources and programs are not adequate in responding to or identifying housing problems. Most State program organizations lack the interest to pursue the complex task of initiating a program to deal with the housing issues. Programs tend to be designed for persons earning 80 percent of the median income rather than for those on AFDC, etc. Local governments lack fiscal assistance and commitment. There are no zoning incentives, or an affordable housing requirement for new subdivisions. City zoning regulations prohibit and discourage mobile homes, in-fill, and multifamily development. Funds are lacking for rehabilitation of existing homes. Most rentals are old and landlords do not reinvest rental income in maintaining the interior or exterior of the structures. Taxes and sewer extension costs increase the expense of building outside city limits, where land is affordable and regulations are more "friendly."

QUESTION: What things might best facilitate solving your area's housing problems?

RESPONSE SUMMARY:

Any significant solution to facilitate the affordable housing crisis will involve all sectors of the state. Financing from local lenders is required for both acquisition and development loans and for permanent financing for home buyers. Specific barriers such as the application process,

financing, and zoning restrictions will need to be addressed both at the local and state levels. Local banks need to look beyond seeking just CRA credits. The development of affordable housing is a capital-intensive business; therefore, the issuers of debt must be willing participants. Affordable housing is the key element of local infrastructure. There must be affordable housing to maintain local jobs. The economy is unstable and jobs are important to investing in housing or upgrading existing homes.

Since home prices can't be lowered, a tax incentive or some sort of builder's incentive would boost the sales of family units within the HUD mortgage limits. To counterbalance, HUD should raise the area limits. County officials can promote and assist in allowing construction of rental units that rent for prices commensurate with local area residents' incomes. Rental and down payment assistance should be offered to facilitate low income residents and elderly adults with rental disabilities. A thorough assessment of needs should be incorporated into a plan that addresses Montana's housing dilemmas in all categories.

QUESTION: Are there gaps in the delivery of programs and resources in your area?

RESPONSE SUMMARY:

Local governments are beginning to address the issue of efficiency of program delivery and resources. HUD guarantees loans that can extend to \$75,500, but the average home selling price is \$114,603. Homes that are affordable (\$70-\$80,000) might not meet HUD housing quality guidelines. Non-profit organizations are over-extended in their ability to serve a population that is growing because of wealthier newcomers, and the private sector is slow to respond to Montana's housing needs. Programs need to be administered with consistency and simplicity. The general public is not aware of the programs available and those programs that are available lag behind in demand and are too complicated. Some individuals feel program requirements are too time consuming and difficult to understand.

Transitional housing of any kind is lacking for homeless, HIV infected, handicapped, and drug and alcohol addicted people. Most federal programs make it too difficult to apply because of match fund requirements for the project, thus ignoring smaller communities with less money and a smaller population. Programs and resources need to be fully available to all in Montana.

MONTANA HOUSING SURVEY

The *Montana Housing Survey* was designed to collect specific data from a randomly drawn sample of Montana citizens. The data related to housing conditions, inventory, cost, demand, needs for assistance, and suggestions as to preferred policy directions. Other household and structure data, not yet completely analyzed, will be included in future releases of the CHAS. Most quantitative questions related to ranking the degree of need, or problem, being experienced in the local community.

Since the survey was administered to a random sample, statistically valid generalizations can be made about the opinions of Montana's citizens, as well as about the supply and condition of housing throughout the state. The sample selected included approximately 3,600 households;

to date, about 1,150 respondents have returned their surveys.¹¹ The following tables present preliminary results of the findings from that survey; more formal conclusions will be delayed until all respondents have had an opportunity to return the survey instrument.

One of the first issues addressed in the survey related to type of general housing problems. In earlier CHAS documents, and several times herein, Montana has identified four basic problem areas related to its housing stock: availability, affordability, suitability, and accessibility. Prospective respondents were asked to categorize the severity of each of these four problems as it related to rental housing and owner-occupied housing within their local communities. Table 2.19, below, presents a tabulation of the responses. Note that, consistent with other needs assessment surveys, rental housing is considered critically short, with almost 70 percent of respondents indicating extreme positions along this continuum.

TABLE 2.19
RANDOM SAMPLE OF MONTANA CITIZENS
DEGREE OF HOUSING PROBLEMS
BY TENURE

		NUMBER OF RESPONDENTS					
	TOTAL RESPONDENTS	AVAILABILITY					
		PLENTIFUL					SHORT SUPPLY
RENTAL HOUSING	1,094	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OWNER OCCUPIED	1,069	17	20	36	102	165	489
		68	78	115	207	224	160
		AFFORDABILITY					
		UNDERPRICED					VERY EXPENSIVE
RENTAL HOUSING	1,082	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OWNER OCCUPIED	1,066	14	16	94	292	230	228
		9	23	85	284	239	177
		SUITABILITY					
		VERY SUITABLE					NOT SUITABLE
RENTAL HOUSING	1,074	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OWNER OCCUPIED	1,046	21	48	116	281	275	118
		43	124	233	368	164	38
		ACCESSIBILITY					
		VERY ACCESSIBLE					NOT ACCESSIBLE
RENTAL HOUSING	1,021	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OWNER OCCUPIED	1,008	11	19	36	153	201	226
		8	16	28	168	206	188

In regard to affordability, respondents indicated that both rental and owner-occupied housing were moderately to extremely expensive, with responses heavily weighted toward "very expensive." In general, owner-occupied homes fared better in suitability ratings, with a sharp peak of opinions at the middle. This implies a very large stock of homes that, while structurally habitable, appear to need increased maintenance. Montana's stock of homes, both renter- and owner-occupied, have fairly significant accessibility problems to the physically disabled.

¹¹ It is expected that, since follow-up letters were sent out near the end of September 1993, additional instruments will be returned.

The implications of these ratings indicates that Montanans need and want more affordably priced homes, that the existing stock needs upgrading and rehabilitation, and that many more housing units need to be accessible to Montana's disabled.

The sample of randomly drawn citizens were also asked to rank the degree of need a set of in-need groups tend to have within their local communities. Table 2.20, below, presents the preliminary findings of this inquiry. All categories of in-need groups were classed as having at least some need; however, some groups were considered to have higher needs than others. In regard to the elderly, responses were weighted toward higher levels of need, with over twice as many indicating severe need as no need. While feelings related to the disabled were similar, fewer people had moderate feelings and greater numbers had extreme opinions related to no need and severe need.

TABLE 2.20
RANDOM SAMPLE OF MONTANA CITIZENS
DEGREE OF NEED BY IN-NEED CLASSIFICATION

Group	NUMBER OF RESPONDENTS							Total Respondents
	Severe Need			Some Need			No Need	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Elderly	100	143	233	266	159	107	43	1,051
Mentally or Physically Disabled	120	143	212	229	116	126	81	1,027
Homeless	176	118	136	157	104	181	163	1,035
AIDS/HIV Infected	68	50	67	165	88	200	324	962
Alcohol or Drug Addicted	65	73	118	223	121	185	201	986

Opinions related to homelessness were not uniform; large numbers of responses fell at either extreme and in the center. The precise reason for this tri-modal response has not yet been evaluated, but there may be geographic preferences yet to uncover. In regard to the AIDS/HIV infected group, opinions were quite strong that there was little, if any, need. While this type of response could be interpreted as bias, the AIDS/HIV infection problem is very small in Montana and is dwarfed by other more visible social demands. A similar, though less extreme position, is evident with regard to the needs of people who are alcohol or drug dependent.

Respondents were asked to classify the degree of need for a variety of housing programs. As in all previous assessments, more low cost rental units and affordably priced single family homes were considered the most important. Low cost group care for the elderly also appears to be favored by a majority of citizens. Each of these is presented in Table 2.21, below.

TABLE 2.21
RANDOM SAMPLE OF MONTANA CITIZENS
DEGREE OF NEED FOR HOUSING PROGRAMS

NUMBER OF RESPONDENTS								
Type of Assistance	Extreme Need			Some Need			No Need	TOTAL
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Repair and maintenance assistance	145	171	238	207	130	73	72	1,036
Rental assistance	194	179	208	199	104	87	71	1,042

Construction of low-rent rental units	320	186	184	119	73	80	84	1,046
Rehabilitation of rental units	149	185	231	187	95	88	87	1,022
Rehabilitation of single-family units	161	185	215	220	94	74	72	1,021
Low-rent group care for elderly	231	213	203	178	88	61	57	1,031
Assistance for mobile home owners	141	121	183	204	114	117	118	998
Construction of affordable single-family units	322	237	156	136	72	61	58	1,042

Respondents were also asked to vote "yes" or "no" regarding whether building and zoning codes adversely affect the affordability and availability of housing in their local area. As seen in Table 2.22, a majority indicated that neither type of public policy adversely affects housing. However, this piece of the survey needs to be evaluated on a substate basis, since such arguments have often surfaced in rapidly growing communities, and few counties have adopted zoning regulation. Many counties in Eastern Montana have little or no subdivision review and inactive or non-existent planning boards and staff. In the larger western towns, this is not the case.

TABLE 2.22
RANDOM SAMPLE OF MONTANA CITIZENS
ADVERSE EFFECTS OF BUILDING AND ZONING REGULATIONS

	BUILDING CODES		ZONING REGS	
	YES	NO	YES	NO
Availability of Housing	264	767	314	725
Affordability of Housing	367	667	332	705

MONTANA HOUSING OPINION SURVEY

Recipients of this survey were selected from professions dealing with housing and land use planning issues. The purpose of the survey was to obtain opinions from all interest groups involved in housing regarding what factors foster affordable housing, and what factors act as barriers. At least one person representing the local government in each municipality and county was sent a questionnaire. All planners and administrators of housing rehabilitation and housing authorities were sent a questionnaire. Where a municipality or county was not represented by a planner or housing administration, the mayor of the municipality or chairman of the county commission was contacted. In addition, a sample of one out of six bankers and all realtors and homes builders on the Comprehensive Housing Affordability Strategy FY93 mailing list were selected. A total of 320 people received the mailed surveys.

In addition to the Housing Opinion Survey, each local planner and housing administrator was mailed a second questionnaire designed to gather statistical information about the housing stock and the status of planning and land use regulations in the community. Ninety-three surveys and 40 supplements were returned.

Survey recipients were asked their perceptions of housing demand and supply, and the degree of interest by developers in providing housing for six types of housing in their

community. Recipients were asked to rank the degree on a five point scale, with 1 the lowest and 5 the highest. Table 2.23, below, presents the results of the question.

TABLE 2.23
MONTANA HOUSING OPINION SURVEY
RATED HOUSING DEMAND, SUPPLY, AND DEVELOPER INTEREST

	Demand	Supply	Developer Interest
Low-cost housing to rent	4.3	1.4	1.8
Low-cost housing to buy	4.1	1.5	1.7
Avg-priced housing to rent	4.1	1.6	2.0
Avg-priced housing to buy	4.0	1.8	2.4
High-end housing to rent	2.8	2.0	1.9
High-end housing to buy	2.9	2.6	2.7

Table 2.23 shows that demand for low-cost and average-priced housing, both for rent and for purchase, is extremely high. The demand for high priced housing was perceived as considerably less. The supply of low-cost and average-priced housing was scarce on a statewide basis. Paralleling the lack of housing is the respondents' perceptions that developers have little interest in meeting the demand for low and moderate priced housing. The disparity between the demand for and supply of low and moderate cost housing is dramatic.

Of all respondents, 64 percent reported both high demand and low supply of all types of affordable housing. There was little difference in demand for rental or owner housing, but the most severe disparity between demand and supply was in low cost rental housing. Of the respondents who reported both high demand and low supply of low cost housing, 53 percent also reported that there is practically no interest by developers in producing low-cost units. Only 23 percent of respondents reported equal supply and demand for high-end housing, 16 percent for average-priced housing, and 7 percent for low cost housing. Those reporting equal supply and demand for low and average cost housing were located in very small towns and communities in Eastern Montana with declining economies. Over 55 percent of the respondents reported a rental vacancy rate near 0 percent. Those who reported available housing were generally in Eastern Montana and the Hi-line area.

Although there were exceptions, most respondents believed that high construction costs, particularly the high cost of building materials, is a major factor that prevents low and moderate income families from obtaining affordable housing. High costs of land were cited frequently, especially by realtors and builders. Many respondents indicated that lack of employment or low paying jobs in the community were reasons for the low incomes that are insufficient to purchase or rent good housing. Most feel that meeting down payments and closing costs is a barrier for low income people wishing to purchase housing. Because of low incomes, people are frequently unable to meet credit requirements or other qualifying criteria.

Most respondents in all occupations felt that developers are not trying to build low cost housing because of current strong markets in higher-priced housing coupled with the fact that low income housing provides a poor return on investment. A commonly expressed concern was

that higher-income non-resident home buyers are willing and able to pay high prices or rents for housing, which subsequently drives up housing prices in many areas of Montana.

Respondents in all occupations believed that lack of available land is a problem, although there was a difference in perception as to why land is not available. Some cited that fact that a community is surrounded by public land, tribal land, or by private land where owners are unwilling to sell for housing development. Others cited the need to extend city utilities, or the fact that zoning did not provide enough available land, especially for multifamily and mobile home development.

Solutions commonly indicated by all occupations included providing more affordable financing, including rent and home subsidies, and raising the mortgage limits set for federal housing programs. Another fairly common suggestion was to provide assistance to builders and/or home buyers. Some respondents mentioned low cost loans, subsidies, or financing packages for developers of low cost housing.

STATE-ADMINISTERED SECTION 8 HOUSING

An indirect measure of housing affordability and availability can be found by inspecting the Section 8 rent assistance waiting lists. In Montana, the list was last prepared on September 30, 1993. Table 2.24, at right, presents the current number of households on the waiting list. This list, while last purged on July 7, 1993, is open at all times.

TABLE 2.24
STATE ADMINISTERED SECTION 8
WAITING LIST

Bedrooms	# on Waiting List
1 Bedroom	1,466
2 Bedrooms	2,831
3 Bedrooms	1,570
4 Bedrooms	178
5 Bedrooms	19
6 Bedrooms	3
TOTAL	6,067

Of those on the list, about 55 percent have one or more federal preferences. The complexion of the list is simply dependent upon those who apply. However, the upcoming decline in the number of available certificates and vouchers is expected to alter the makeup of the waiting list. These new influences are anticipated because units will be linked to family self-sufficiency program requirements and the fact that certificates and vouchers will be opened to single person households. The latter is anticipated to swell the total waiting list to 10,000 households.

In FY 1992, the number of households on the waiting list numbered 5,250. Therefore, between 1992 and 1993, there was a 16 percent increase in the waiting list. This implies that the housing market is not providing enough affordably priced rental property to adequately handle demand and household formation. This leads to further pressure on rental prices.

As of October 1, 1993, Fair Market Rents (FMRs), the values determining the level of assistance provided to renters under Section 8 Housing, were adjusted downward by HUD. Most of Montana's communities suffered significant declines of nearly \$100 a month or more.

Montana fears that this may contribute to the risk of homelessness for many people; the State intends to track Section 8 tenants to determine whether this risk bears itself out.

ii. STRATEGY DEVELOPMENT - INVESTMENT PLAN

The State of Montana has a wide array of programs it intends to implement, deliver, or manage throughout the upcoming five-year period, as they pertain to securing affordable housing opportunities for renters and homeowners. These are briefly reviewed below. The program descriptions are followed by an overall listing by activity type.

Home Investment Partnerships Program (HOME)

The HOME program, administered by the Housing Assistance Bureau of MDOC, was created under Title II (the Home Investment Partnerships Act) of the 1990 National Affordable Housing Act. The program expands the supply of decent, affordable housing for low- and very low-income families; to build state and local capacity to design and carry out affordable housing programs; to provide financial and technical assistance to participating jurisdictions, including model program development; and to strengthen partnerships among all levels of government and the private sector in the development of affordable housing.

The program allows a wide range of eligible activities. Eligible activities include tenant-based rental assistance; assistance to first-time home buyers; property acquisition; new construction; reconstruction, relocation, or demolition; moderate or substantial rehabilitation; site improvements; and other activities to develop non-luxury housing, e.g. transitional housing.

All metropolitan cities, urban counties, contiguous units of local government, and CHDOs are eligible to apply for HOME funds under the program administered by MDOC. One percent of HOME funds is set aside for Indian tribes. A formula allocation of funds is distributed to each state and eligible city throughout the participating jurisdiction. MDOC is the participating jurisdiction for Montana, and there are no cities in the state large enough to qualify as a participating jurisdiction under HOME. Fifteen percent of funds are set aside for programs owned, developed, or sponsored by CHDOs. HOME funds are distributed on a competitive basis. All HOME funds must assist families below 80 percent of the area median income.

Contact person: Tim Burton, HOME Program Manager, Housing Assistance Bureau (406) 444-0094.

Community Development Block Grant Program (CDBG)

Montana administers non-entitlement CDBG funds through the Community Development Bureau of MDOC. The State makes grants only to units of general local government that carry out development activities. Montana has developed funding priorities and criteria for selecting projects that revolve around three major objectives: developing community development objectives; deciding how to distribute funds among communities in non-entitlement areas; and ensuring that recipient communities comply with all applicable state and federal laws and

requirements. Montana's Community Development Block Grant Program is a federally funded competitive grant program designed to help communities of less than 50,000 population with their greatest community development needs. Eligible applicants are limited to general purpose local governments. All projects must principally benefit low and moderate income persons.

The basic categories for local community development projects are: housing, public facilities, and economic development. The CDBG program provides grants to carry out a wide range of community development activities directed toward neighborhood revitalization, economic development, and improved community facilities and services. Some of the activities that can be carried out with CDBG funds include the acquisition of real property; rehabilitation of residential and nonresidential properties (including special facilities for the handicapped); construction of new housing (when sponsored by a non-profit organization); provision of public facilities and improvements such as water and sewer, solid waste and senior citizen centers; and assistance to for-profit businesses to help with economic development activities that will result in the creation or retention of jobs.

Regarding the housing category, CDBG funds are most often used to make low or no interest loans to low and moderate income facilities to allow them to rehabilitate homes in substandard condition. CDBG funds can also be used to finance or subsidize the construction of new permanent residential units where the CDBG funds will be used by a local nonprofit organization. Housing projects can include the site improvements to publicly owned land or land owned by a non-profit organization to be used or sold for new housing. Transitional housing is included. The clearance or acquisition of sites for use or resale for new housing and conversion of existing nonresidential structures for residential use are also eligible CDBG housing activities. A new eligible activity includes homebuyer assistance to expand home ownership among low and moderate income persons. These activities include the subsidy of interest rates and mortgage amounts for low and moderate income homebuyers; financing the acquisition of housing occupied by homebuyers; providing up to 50 percent of any down payment required; or paying reasonable closing costs.

The primary objective of the CDBG program is to develop viable communities by providing decent housing and a suitable living environment and by expanding economic opportunities, primarily for persons of low and moderate income. Sixty percent of funds must be used for activities to benefit low- to moderate-income persons. Anticipated activities include:

- acquisition of property for public purposes;
- construction of public works projects;
- demolition;
- rehabilitation of public and private buildings;
- public services;
- planning activities;
- assistance to non-profits for community development activities; and
- assistance to for-profit businesses for economic development activities;

The CDBG program denies some activities as ineligible. These tend to be government buildings; political activities; income payments; new housing and other facilities offering 24-hour care.

Contact person: Gus Byrom, Community Development Bureau (406) 444-4479.

HOPE 1 (Public Housing Homeownership) Program

The HOPE 1 Program is to assist in providing affordable homeownership for residents of public and Indian housing. HOPE 1 funds are available as planning and implementation grants. Eligible activities for planning grants include: replacement housing; development of resident councils; counseling; training and technical assistance; underwriting feasibility studies; preliminary architectural work; and development of security plans.

The maximum planning grant amount is \$200,000, and it does not require matching funds. Mini planning grants are available. With implementation grants, a grantee can fund rehabilitation; replacement reserves; legal fees; relocation; economic development activities; and administrative and operating costs. Implementation grants support the cost of developing the housing. There is no cap on overall grant amounts, but some eligible activities are capped. This type of grant requires non-federal matching funds. Both grant types are awarded on a competitive basis.

Resident management corporations, resident corporations, cooperative associations, public or nonprofit organizations, public bodies or agencies, Public Housing Authorities, and Indian Housing Authorities are eligible to apply for HOPE 1 grants.

Contact person: HUD-Denver, Office of Public Housing (303) 844-4762.

HOPE 2 (Homeownership of Multifamily Units) Program (Title IV)

The HOPE 2 program was authorized in subtitle B of Title IV of the National Affordable Housing Act of 1990. Program funds are to be used to assist in developing homeownership opportunities for low-income persons by providing planning and implementation grants to organizations that will help families purchase and maintain units in multifamily projects. The projects must be owned by the government, FHA-distressed, or subject to mortgages that are insured or held by HUD. Resident councils, resident management corporations, cooperative associations, mutual housing associations, public or private nonprofit organizations, public housing agencies and Indian housing authorities are eligible to apply. Joint applications may be submitted. Grants are awarded competitively. Planning grants can be no more than \$200,000, while mini planning grants may be only \$100,000. They can be used for: development of resident councils; counseling; training and technical assistance; underwriting feasibility studies; preliminary architectural work; and development of security plans.

Implementation grants must be matched with non-federal funds that are at least 33 percent of the grant amount. The maximum implementation grant is based on the present published

Section 8 Existing Fair Market Rents over a 10-year period. These grants can fund: rehabilitation; replacement reserves; legal fees; relocation; economic development activities; administrative and operating costs; and acquisition.

Contact person: Lois Tressler, Office of Housing, HUD-Denver Regional Office (303) 844-4959.

HOPE 3 (Homeownership of Single Family Homes) Program

HOPE 3 provides financial assistance for homeownership. HOPE 3 implementation grants may be used for the following: acquiring and rehabilitating property; assisting first-time home buyers in purchasing units; economic development to promote self-sufficiency of home buyers; administrative costs; replacement reserves; and home buyer outreach selection and counseling. Eligible sources of housing are single family properties currently owned or held by federal agencies, state, or local governments, including their agencies.

Eligible applicants include private nonprofit organizations, public agencies, cities, states, counties, and PHAs or IHAs in cooperation with a private nonprofit or cooperative association. Grants are awarded competitively by region. Implementation grants must be under \$3 million.

Contact person: David Jacops, Office of Community Planning and Development, HUD-Denver (303) 844-5121.

HOPE for Youth (YOUTHBUILD)

The HOPE for Youth program was created as section 164 of the Housing and Community Development Act of 1992, which added it as a new subtitle D to the 1990 National Affordable Housing Act. Under YOUTHBUILD, the energies and abilities of youth who have dropped out of school or are in danger of dropping out would be utilized to develop permanent and transitional affordable housing for low-income families and the homeless, and to reconstruct urban neighborhoods. The program is geared toward young men and women aged 16 to 24. It provides academic and basic skills training in preparation for a high school equivalency diploma and construction trades training. Half of the youth's time is spent working, the other half in the actual construction or rehabilitation of housing under the supervision of trained and licensed construction workers. Regulations for this program are still being written.

Low-income Housing Preservation and Resident Homeownership Program (Title VI)

The Low-income Housing Preservation and Homeownership Program was authorized in Title VI of the National Affordable Housing Act of 1990. The program provides competitive grants to assure the continuation of Section 221(d)(3) and Section 236 projects, whose low-income use restrictions could otherwise expire after 20 years of the final mortgage endorsement. The grants are financial incentives to retain project-subsidized housing projects, and to encourage sales to purchasers who will keep the property for low-income persons. Resident corporations,

owners of low-income housing, nonprofit organization, state or local agencies, or any entity that agrees to maintain low-income affordability restrictions may apply for funding.

Contact person: Richard Fox, Office of Housing, HUD-Denver Regional Office (303) 844-5351.

Supportive Housing for the Elderly (Section 202)

Supportive Housing for Elderly Persons provides funding to expand the supply of housing with supportive services for very low-income persons 62 years of age or older. Initial legislation authorizing this program was enacted in the Housing Act of 1959 (Section 202), and was amended in 1990 by Section 801 of the National Affordable Housing Act. Section 202 funding falls into two categories: capital advances and project rental assistance. Capital advances are to finance elderly housing that also offers supportive services. The advances are non-interest bearing, and are based on development cost limits published in the *Federal Register*. Project rental assistance covers the difference between the HUD-approved cost per unit and the amount the resident pays. Monies cannot go toward debt service. Funds can be used for acquisition, rehabilitation, new construction, rental assistance, and support services for households containing at least one person over 62 years of age. Private, nonprofit, and consumer cooperatives are eligible to apply.

Contact person: Lorin Hunt, Office of Housing, HUD-Denver Regional Office (303) 844-6261.

Section 8 Moderate Rehabilitation Program for Single Room Occupancy (SRO)

Under the Section 8 Mod Rehab SRO program, HUD enters into annual contributions contracts with PHAs in connection with the moderate rehabilitation of residential properties that will contain multiple single room dwelling units. Funding can be used for operating expenses, debt service for rehabilitation financing, and monthly rental assistance. Resources to fund the cost of unit rehabilitation must come from other sources, and units must need a minimum of \$3,000 in rehabilitation. PHAs, IHAs and private nonprofit organizations can apply for grants. For FY93, however, nonprofit organizations must subcontract with a PHA to administer SRO rental assistance. Grants are awarded in a nationwide competition on the basis of need and ability to undertake an SRO program.

Due to limited resources, HUD will only accept applications from organizations that propose to assist homeless individuals and those already living in units eligible for Section 8 assistance. In order to assure some assistance to homeless people, 50 percent of the units to be assisted must be vacant at the time of application submission.

Contact person: Kathryn Smouse-Hulse, Office of Community Planning and Development, HUD-Denver (303) 844-5121; George Warn, Housing Assistance Bureau, (406) 444-2804.

Energy Programs

Energy program funds are available from the Department of Energy and other agencies. Allocations can be used for rehabilitation and new construction.

A. Weatherization

Energy costs are one of the greatest demands on a low-income family's resources. During Montana's winters, these costs can exceed rental or mortgage costs. The weatherization program administered by the Montana Family Assistance Bureau is 100 percent funded by the Department of Energy and Department of Health and Human Services. The program is designed to help low-income persons reduce their home heating costs and to conserve natural resources. The funds are directed toward local Human Resource Development Councils (HRDCs) and tribal organizations. These organizations decide where the grant money will be spent to install energy saving measures in the homes of low-income persons. Homes are prioritized based on energy consumption.

Specific measures are decided upon after each home has had an energy audit to determine what activities would be most cost-effective. Energy measures include insulation, caulking, furnace repair and replacement. All labor and materials are purchased locally. By reducing overall costs, weatherization helps a family stay in their home, increasing family self-sufficiency. Income not spent on utility bills stays in the local economy, as does money spent on labor and materials.

Contact person: Jim Nolan, Family Assistance Division, Dept. of Social and Rehabilitation Services (406) 444-4546.

B. Low Income Energy Assistance Program (LIEAP)

The Family Assistance Division's Low Income Energy Assistance Program (LIEAP) is 100 percent funded from the Department of Health and Human Services. The goal of this program is to assist low-income families in meeting home heating costs. Funding for each household is determined using a series of matrix tables that factor the household's income, fuel type, size and type of home, and local heating degree days. Payments are made to the household's utility company. Supplemental payments are available for very low-income households. Emergency payments are allowed for unforeseen energy-related events. Up to 15 percent of the block grant may be used for weatherization activities to decrease long-term heating cost problems.

Contact person: Jim Nolan, Family Assistance Division, Dept. of Social and Rehabilitation Services (406) 444-4546.

C. Energy Efficient Housing Program for New Construction

The Energy Efficient Housing Program for New Construction is planned by the Montana Bureau of Housing and Department of Natural Resources and Conservation as a means to assist middle-income persons with payments on newly constructed energy efficient housing. It would

set up a mortgage insurance pool from which funds could be drawn. FHA would insure the first \$75,500 of the loan at 5 percent interest (their maximum), and the State the rest (also at 5 percent) up to \$97,700 (the IRS-allowed ceiling on mortgages financed with BOH tax-exempt bonds). The FHA maximum mortgage level is \$85,400 in Gallatin County, \$83,600 in Missoula County, \$83,050 in Cascade and Yellowstone counties, and \$75,500 in the remaining counties.

The two loans would total out to 95 percent of the appraised value of the house. There would be a single monthly payment on the loans. The maximum the State would need to insure is the difference between these two amounts, or \$22,200 per house. Houses will most likely fall into the \$85,000 to \$95,000 range. Each house would need certification of energy efficiency to qualify for the loans. The program could start with a \$300,000 appropriation of oil overcharge funds currently available to the State, and would expand the coverage of existing BOH programs. The insurance pool would be sustained with home owner contribution of 3 percent initial and 1.5 percent annual, paid monthly, mortgage insurance premium and utility contributions to the pool. It would be maintained at an initial maximum value of 25 percent of the dollar amount invested in second mortgages.

Contact person: Alan Davis, Bureau Chief, Montana Planning and Analysis Bureau, Energy Division, Dept. of Natural Resources and Conservation (406) 444-6756.

Low Income Housing Tax Credit Program

The low income housing tax credit is available under Section 42 of the Internal Revenue Code of 1986. The credit was first allocated in Montana in 1987. The federal income tax credit is available to owners of qualifying rental housing that meets stated rent limitation and low-income occupancy requirements. Owners of all buildings, except for certain buildings financed with tax-exempt bonds, must obtain a credit allocation from the appropriate state agency before claiming the tax credit. The Montana Board of Housing allocates the credit for housing located in Montana. The credit allowance for each state will be no greater than \$1.25 per state resident.

The tax credit is for residential rental buildings that are available to the general public and are part of a qualifying low-income project. Ineligible units include transient housing (initially leased for less than six months), buildings of four or fewer units occupied by the owner or a relative of the owner, nursing homes, life care facilities, retirement homes providing services other than housing, dormitories, and trailer parks. The tax credit may be used in conjunction with the construction, substantial rehabilitation, or acquisition and substantial rehabilitation of qualifying residential rental housing.

This program made use of federal tax credits to provide incentives to developers to provide low-income housing. Housing built under the program was restricted to individuals with incomes at or below 60 percent of HUD median income. In addition, rents were restricted to 30 percent of monthly median income. The board allocated \$639,735 in federal tax credits for 154 units of rental housing. The city of Billings received 60 of these units, with a total of \$284,169 in tax credits. Three projects allocated credits in FY 1993 were placed in services

during that year, as were two projects allocated carryover credits in prior years. These projects total 46 units and \$72,310 in tax credits (projects allocated in FY 1993), and 79 units and \$147,923 in tax credits (projects allocated carryover credits in prior years.) Through FY 1993, the board allocated a total of \$2,917,629 in tax credits for a total of 943 units of rental housing in 38 projects.

Contact person: Richard Kain, Administrator, Montana Board of Housing (406) 444-3040.

FARMERS HOME ADMINISTRATION PROGRAMS

Farmers Home Administration (FmHA) loans are available for housing in open county, communities of 10,000 or fewer people, and some communities of 10,000 to 20,000 people.

Contact person: James Holzler, RH Chief; Helen Anderson, MFH Coordinator, FmHA Bozeman, (406) 585-2515.

FmHA MULTIFAMILY PROGRAMS

Rural Rental Housing Loans (Section 515)

Loans are made to build, purchase, or repair apartment-style housing, usually consisting of garden-type or similar multi-unit dwellings. The housing must be modest in size, design, and cost, but adequate to meet the tenant's needs. The housing is for families and individuals with low and moderate incomes, and for senior citizens. Funds may also be used to: buy and improve the land on which the buildings are to be located; provide streets and water and waste disposal systems; supply appropriate recreation and service facilities; install laundry facilities and equipment; landscape; or other measures to make the housing an attractive addition to the community.

Funds may not be used for special care, nursing, or other institutional types of housing. Rental housing loans may be made to individuals, trusts, associations, partnerships, limited-partnerships, state or local public agencies, consumer cooperatives, and profit and nonprofit corporations.

Congregate Housing and Group Homes

This program is designed to provide congregate and group housing for persons with low and moderate incomes and those age 62 and over. Congregate housing is residential housing consisting of private apartments and central dining facilities in which services are provided to tenants to enable them to remain independent. A group home is housing that is occupied by elderly, handicapped, or disabled tenants sharing living space within a rental unit in which a resident assistance may be required. Funded housing is not for persons needing continuous medical or institutional care. The housing must provide several services including daily meals, transportation, recreation, housekeeping, and personal services. The following related items may also be funded: buying and improving the land; street and water and waste disposal

systems; recreation and service facilities; laundry facilities; and landscaping. Loans can be made to individuals, partnerships, trusts, associations, state or local public agencies, consumer cooperatives, and corporations.

Rural Cooperative Housing Loans

Loans are available to provide cooperative-style housing projects for persons with low and moderate incomes. Funds do not finance individual cooperative units within the projects. Loans are primarily made to build, purchase, or repair housing, usually duplexes or similar multi-unit dwellings. Funds may be used to buy and improve the land on which the buildings are to be located; provides streets and water and waste disposal systems; supply appropriate recreation and service facilities; laundry facilities and equipment; and for landscaping. Borrowers are consumer cooperatives that will organize and operate the cooperative on a nonprofit basis.

FmHA SINGLE FAMILY HOUSING PROGRAMS

Home Ownership Loans

Home ownership loans may be used to buy, build, improve, repair, or rehabilitate rural homes and related facilities, and to provide adequate water and waste disposal systems. Homes can be built on individual tracts or in subdivisions. Modernization (e.g., add bathrooms, central heating, modern kitchen) is also an eligible activity. Borrowers may purchase an existing house and lot or buy a site on which to build. In some cases, funds may be used to refinance debts on a home. The loans are to help low and moderate income families and persons. They must be without decent, safe housing, unable to obtain a reasonable loan from another source, have sufficient income to make house payments and living expenses, and possess the legal capacity to incur the loan obligation. Loans may be made for up to 100 percent of the FmHA-appraised value of the site and home. Interest credit subsidy for low and very low income borrowers reduces the FmHA payment to the point where 20% of the adjusted household income covers the FmHA payments, real estate taxes, and dwelling insurance. The minimum FmHA housing payment is based upon a 1% amortization.

Home Improvement Loans and Repair Loans and Grants

Rural homeowners whose house needs fixing up may be eligible for a loan and/or grant through this program. Home improvement loans are made to people who may not need or cannot afford a new house, but need some work done on their present house to bring it up to minimum standards. Loans and grants can also be made to remove health or safety hazards from dwellings. Grants and grant/loan combinations are available only to low-income elderly (62 years or older) homeowners. The type of assistance available depends upon income: If income is so low as to permit only removal of health and safety hazards, a repair loan and/or grant may be available; if income is slightly higher, a home improvement loan and/or grant may be possible. In general, repair loans and grants may be used to remove health hazards by

repairing roofs; providing a sanitary water and waste disposal system that meets local requirements; installing screens, windows, or insulation; or other steps. Home improvement loans may fund similar items, but go further by bringing the home up to minimum standards and making changes for the convenience of the residents, such as adding a room or remodeling. Persons who own and live in a home on a farm, in the open country, or in towns of up to 10,000 population may apply if they cannot secure credit from regular commercial lenders.

Rural Housing Guaranteed Loans (Section 502)

The purpose of this program is to assist low and moderate income households through the guarantee of loans made by conventional lenders for acquisition of modest single family homes. Loan applicants must not own an adequate dwelling; be without sufficient resources to provide necessary housing and unable to secure necessary credit from conventional lenders; be a U.S. citizen or legally admitted; have legal capacity to incur the loan obligation; will be the owner occupant; have an acceptable credit history; have an adjusted income no more than 100 percent of the area median income; and have adequate and dependable income. The unit must be modest, relating to the maximum mortgage limits.

Housing Preservation Grants

Grants are made to public bodies, nonprofit organizations, or Indian tribes designed to facilitate the repair of rural individual homes or rental properties (single or multi-unit). That entity then provides financial assistance to low or very low-income rural households who own homes urgently in need of repair, or to owners of rental housing who will make the rehabilitated units available to low and very low income renters.

OTHER FmHA PROGRAMS

Farm Labor Housing Loans and Grants (Section 514 loans, Section 516 grants)

Farm Labor Housing Loans and Grants are to finance low-rent housing for domestic farm laborers. Funds may be used to build, buy, improve, or repair housing and to provide related facilities. They also may be used to buy building sites; purchase basic durable household furnishings, and develop water, sewage disposal, heating, and lighting systems. Funds cannot be used to refinance debts. A loan may be made to an individual farmowner, association of farmers, state or political subdivision, broad-based public or private nonprofit organization, or a nonprofit organization of farmworkers. A grant may be made to a state or political subdivision, a broad-based nonprofit organization, or a nonprofit organization of farmworkers.

Rental Assistance Program

Low-income and very low-income rural families, including elderly, may pay reduced monthly rents for apartments they occupy under the FmHA's Rental Assistance Program. The program is designed to reduce out-of-pocket expenses for rent, including utilities. Families must

be residents of rental housing projects financed by FmHA to be eligible to participate in the program. Rent must exceed 30 percent of the occupant's adjusted annual income for them to qualify. The adjusted income ceiling is determined by household size and is 80 percent of the area median income. All FmHA-financed rural rental projects controlled by borrowers who agree to operate the housing on a limited profit or nonprofit basis, plus farm labor housing loan and grant recipients who are public bodies, broad-based nonprofit organizations, or nonprofit organizations of farm workers, are eligible.

MONTANA BOARD OF HOUSING PROGRAMS

The Montana Board of Housing was created by the Montana Housing Act of 1975 in order to alleviate the high cost of housing for low-income persons and families. The funds to operate the programs administered under the act are generated through either the sale of tax-exempt bonds or from administrative fees. The board's programs fall into two categories: home ownership and multifamily programs. Each is described below.

Contact person (Montana BOH programs): Richard Kain, Administrator, Montana Board of Housing (406) 444-3040.

BOH HOME OWNERSHIP PROGRAMS

Single Family Bond Program (initiated in 1977)

The Board of Housing works with approximately 80 lenders statewide to provide mortgages at 1.5 percent below conventional rates to assist primarily first-time home owners. In certain target areas, the borrowers need not be first-time purchasers. The program has assisted over 18,000 Montanans to date, at a rate of 1,000 to 1,500 purchases per year. Average annual household income for persons assisted by the program is \$27,290, with a maximum family income limitation established by the BOH. Since 1975, \$734 million in bond proceeds have been loaned to home buyers.

Mortgage Credit Certificate Program (initiated in 1987)

This program enables moderate and low-income individuals to convert 20 percent of their annual mortgage interest expense from an itemization (income deduction) to a federal tax credit (tax payment reduction). Average household income of program participants was \$28,466. A total of 2,476 individual and family households have been assisted with this program since 1987.

Home Buyers Cash Assistance Program (initiated in May 1991)

This program provides cash assistance to close a loan for home buyers having an income of no more than \$23,000. Funds may be used for up to 50 percent of the minimum cash required to close a loan (maximum advance of \$1,000), and these funds are combined with 6⅞ percent, 30-year mortgage money. Purchase price of the home may not exceed \$50,000. Since

its inception, the program has provided permanent financing of \$4,917,213 for 138 homes. In addition to permanent financing, the program provided \$119,778 in cash assistance with closing costs. Average household income for this program was \$17,209.

203(k) Rehabilitation Home Mortgage Program (initiated March 1992)

The Board of Housing set aside \$5 million to provide a firm secondary market for the acquisition and rehabilitation of existing dwellings not meeting minimum FHA standards. The home is to be owner-occupied with limited business use of the property. The purchaser is to be a first-time homebuyer, except in certain targeted areas. This program is conducted in conjunction with the Department of Housing and Urban Development. The maximum loan amount is \$60,000, and family income may not exceed \$30,000. The refinancing of an existing home loan is not permitted. The board has purchased two loans for \$100,750.

Montana Manufactured Housing Program (initiated September 1992)

The Board of Housing set aside \$4.5 million to finance single family manufactured housing installed on a permanent foundation on titled (owned) property. Lot cost, well, and septic system can be included in the loan. These are 30-year loans with a 7¾ percent fixed rate of interest for first-time homebuyers or single parents (a separated or divorced person that was co-owner of a house) with annual household income at or below \$25,000.

Disabled Accessible Affordable Homeownership Program (initiated July 1, 1993)

The board set aside \$3.5 million to provide affordable architecturally accessible homes for people with disabilities such that they can live independently. The board has approved for eligibility 55 applications for individuals/families with an average annual income of \$14,249.

BOH MULTIFAMILY PROGRAMS

Multifamily Rental Housing Program for Non-Profits (initiated February 1993)

The Multifamily Rental Housing Program provides mortgage funds for affordable rental housing for low-income Montanans. It is intended to use capacity and knowledge of local governmental units and non-profits to develop affordable housing to meet local needs. Funds are to be used to provide construction and permanent financing for projects meeting the terms and conditions detailed below. Proposals will be accepted from governmental units and non-profits based on an RFP distributed by the BOH. Due to tax law restrictions, applicants for the pilot project are limited to governmental units or nonprofit subsidiaries of governmental units. Approximately \$50,000 of the \$2.5 million available can be lent to other nonprofit groups such as HRDCs, Neighborhood Housing Services, and other private, nonprofit special needs corporations. The eligible applicant must be the owner of the project, must oversee the construction, and must be the property manager for projects financed under this program. The eligible applicant may contract with private industry for various segments of the project.

Multifamily Bond Program (initiated 1978)

From 1978 until 1982, the Board of Housing issued tax exempt bonds to finance the construction of new, or the rehabilitation of existing, low-income multifamily housing. During that period, the board financed 668 multifamily units for low-income families and the elderly. During FY 1993, the board made preliminary commitments of loan funds through the Multifamily Pilot Program for Rental Housing to non-profit and governmental sponsors of seven projects. These projects total \$2,023,253 in loan funds, \$4,723,005 in projected costs, and will provide 79 units of affordable rental housing. All of the projects are anticipated to be constructed in 1994.

BOH ELDERLY PROGRAMS

Reverse Annuity Mortgage Loan Program for Elderly Persons (initiated 1989)

This program enables persons 68 years or older to benefit from an additional income source: their home equity. In addition to other uses, the funds may be used to make repairs or improvements to the home. The program has assisted 14 senior homeowners since it began taking applications. Funds committed to these loans totaled \$364,800. Average annual income for these borrowers was \$7,722.

PRIORITY #1 - NON-HOMELESS PERSONS WITH SPECIAL NEEDS

i. ANALYSIS

As discussed earlier in this report, survey respondents were asked to review and rate the degree of need by various types of in-need groups in Montana. The results of this question indicate that, given the incidence of certain in-need groups, some needs appear more critical in one area than in another. In Table 2.25, below, the degree of need for the elderly and mentally or physically disabled was rated more urgent than that of the AIDS/HIV positive, alcohol or drug addicted, or specific racial minorities. It should be noted that the number of AIDS/HIV infected in Montana is quite small compared to other states. There appeared no clear opinion emerging from evaluation of housing needs for the homeless. It must be emphasized that, given the wide disparity of need and economic conditions around the state, a group in one area may have a severe need that is inconsequential in another.

As housing becomes more scarce and less affordable, people with disabilities have joined many others on waiting lists for low-cost rental units and other subsidized housing. Disabled accessible units that are not subsidized are usually more expensive because of the increased square footage required for wheelchair accessibility and other modifications to the dwelling.

The primary concern for disabled people is accessibility. Many of the housing units in the state were constructed without adequate accessibility. Many disabled people would prefer to remain in existing homes or apartments, but these units often require renovation for access. Usually, disabled people do not have the income to pay for the necessary renovation, and for

the removal of the renovations (as required by the ADA) should they move elsewhere. As a result, many disabled people are living in units that do not meet their basic needs for accessibility.

TABLE 2.25
SURVEY OF MONTANA'S HOUSING NEEDS
DEGREE OF NEED BY IN-NEED CLASSIFICATION

Group	NUMBER OF RESPONDENTS						No Need	Total Respondents
	Severe Need			Some Need				
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Elderly	11	32	52	45	15	9	1	165
Mentally or Physically Disabled	27	33	35	34	25	12	0	166
Homeless	21	18	19	25	25	41	14	163
AIDS/HIV Infected	6	8	12	23	11	44	45	149
Alcohol or Drug Addicted	9	14	15	33	29	42	17	159
Racial Minority	11	3	13	38	31	38	29	163

An additional requirement of the Americans with Disabilities Act is "reasonable accommodations." Problems may arise regarding the extent to which services are needed, expected, and legally required. This consideration could dissuade landlords or developers from accepting people with disabilities.

Because of the Americans with Disabilities Act (ADA), housing accessibility has become a visible need across the state. Accessibility is a problem unless the unit was specifically built for people with disabilities. Modification of existing rental units is difficult to accomplish, and the modifications must be removed and the unit restored to its original condition when the disabled tenant leaves. Most people with disabilities cannot afford to do this, and landlords are often unwilling to incur long-term expenses for prospectively short-term tenants. Resolution of this issue presents a challenge for all involved.

The need for accessible units is compelling across the state. In Great Falls, the Mobility Impaired Task Force has been trying for two years to get funding to build 24 units. Missoula is rapidly becoming a regional center for disabled people, as it offers strong medical and rehabilitation services. Missoula succeeded in building 24 units of mobility-impaired housing in the summer of 1992. It was full within six weeks of opening, and now has a long waiting list. Given the shortage of affordable accessible units, young adults with disabilities tend to live at home. Again, remodeling to fit their needs is prohibitively expensive.

Over the past 20 years, Montana has deinstitutionalized many people with mental illness or developmental disabilities. Group homes have been established in some areas to help meet the needs of the developmentally disabled. In Helena, this housing is extremely limited. Little corollary effort has been made to secure housing for the deinstitutionalized mentally disabled. Particularly in those areas where housing is tight, the mentally disabled are forced to compete with all the other low-income populations for scarce housing and housing assistance.

The Governor's Office on Aging was contacted regarding the housing needs of the elderly in Montana. Robert Bartholomew, program manager, provided the Statewide Aging Plan and "Aging in Montana," a study of the self-identified needs of older Montanans. He said that the federal Older American Act does not cover housing; it covers mostly services, meals, etc. Assisting the elderly with housing, however, is listed as an objective in the state plan and Montana's Older Americans Act (1987).

The Developmental Disabilities Division of SRS was consulted for information regarding the housing needs of persons with developmental disabilities. They were able to provide close estimates of the number of developmentally disabled citizens in some need of supportive housing. For the physically disabled, Montana does not have a centralized agency for information on their housing needs. The Montana Independent Living Center (MILC) and the Montana State University-affiliated Rural Institute on Disabilities were also contacted for their estimates.

A steering committee meeting was the original source of information on lead-poisoning in children. Gertrude Downey, who attended the meeting, recommended John Downey for details regarding the Butte Lead Prevention Program, which had recently purchased an analyzer for lead-based paint. The analyzer will be used for the Montana Childhood Lead Poisoning Prevention Program. The proposal for this program, provided by the Preventive Health Services Bureau, included a plan for medical case management of lead poisoned children.

Jim Murphy, surveillance coordinator with the Department of Health's STD/AIDS division, assisted in ascertaining the prevalence of AIDS in the population and the survival rate. He did not see a big need among AIDS victims for housing assistance, but provided a packet of information that he sends to interested parties.

The Department of Corrections and Human Services' Mental Health Division was consulted for an assessment of the housing needs of the mentally ill in Montana. Much of the details available were found in the 1991-94 Statewide Mental Health Plan, provided by the Mental Health Division.

ii. STRATEGY DEVELOPMENT - INVESTMENT PLAN

Reverse Annuity Mortgage Loan Program for Elderly Persons (initiated 1989)

This program enables persons 68 years or older to benefit from an additional income source: their home equity. In addition to other uses, the funds may be used to make repairs or improvements to the home. The program has assisted 14 senior homeowners since it began taking applications. Funds committed to these loans totaled \$364,800. Average annual income for these borrowers was \$7,722.

Contact person: Richard Kain, Administrator, Montana Board of Housing (406) 444-3040.

Disabled Accessible Affordable Homeownership Program (initiated July 1, 1993)

The Montana Board of Housing set aside \$3.5 million to provide affordable architecturally accessible homes for people with disabilities such that they can live independently. The board has approved for eligibility 55 applications for individuals/families who have an average annual income of \$14,249.

Contact person: Richard Kain, Administrator, Montana Board of Housing (406) 444-3040.

Supportive Housing for Persons with Disabilities (Section 811)

Section 811 grant monies are awarded to private, nonprofit organizations to expand housing with supportive services for persons with disabilities. This often includes group homes, independent living facilities, and intermediate care facilities. Section 811 is targeted for persons with a physical disability, developmental disability, or chronic mental illness that is expected to be of long and indefinite duration, substantially impedes the person's ability to live independently, and is of such a nature that their ability to live independently could be improved by more suitable housing conditions.

The program was authorized by the National Affordable Housing Act, Section 811. The competitive grants are available in two forms: capital advances based on the development cost limits published in the *Federal Register*, and project rental assistance to cover the difference between HUD-approved operating costs and 30 percent of the resident's adjusted income. Occupancy is open to very low-income persons between the ages of 18 and 62.

Contact person: Lorin Hunt, Office of Housing, HUD-Denver Regional Office (303) 844-6261.

Housing Opportunities for Persons With AIDS

The Housing Opportunities for Persons with AIDS program (HOPWA) was established by the National Affordable Housing Act. In order to more expeditiously address the pressing needs of persons with AIDS and related diseases, HUD published a July 1992 interim rule. The rule describes two types of HOPWA grants: formula entitlement grants (90 percent of funds

allocated) and competitively awarded grants (10 percent of funds allocated). HOPWA grants are to provide states and localities with the resources and incentives to devise long-term strategies for meeting the needs of low-income persons with AIDS and related diseases.

To qualify for a formula allocation, states or eligible metropolitan areas must have more than 1,500 cases of AIDS, a HUD-approved CHAS, and (for EMAs) a population of more than 500,000 people. For states, the 1,500 AIDS cases must be outside state EMAs. In December 1992, \$90 million dollars in assistance was made available for formula allocations.

All localities and states, regardless of population and number of AIDS cases, may apply for grants on projects of national significance. National significance is determined by the innovation of the project compared to other applying projects, and the potential for replication of the project. Funding for five grants to nationally significant projects was announced in August 1992 (August 25, 1992, *Federal Register*). Funding for five other projects was also announced at that time. These funds were aimed at states that did not qualify for formula grants, localities outside of EMAs, and localities inside EMAs that do not have a HUD-approved CHAS. For the FY 1992 competitive grant program, only government organizations could apply for funds. An additional \$10 million for competitive grants is expected to be announced in a later NOFA. Most activities proposed by the applicant will be considered for eligibility.

Contact person: Bruce Desonia, Sexually Transmitted Diseases/AIDS, Dept. of Health and Environmental Sciences (406) 444-3565; Kathryn Smouse-Hulse, Office of Community Planning and Development, HUD-Denver (303) 844-5121.

HOPE for Youth (YOUTHBUILD)

The HOPE for Youth program was created as section 164 of the Housing and Community Development Act of 1992, which added it as a new subtitle D to the 1990 National Affordable Housing Act. Under YOUTHBUILD, the energies and abilities of youth who have dropped out of school or are in danger of dropping out would be utilized to develop permanent and transitional affordable housing for low-income families and the homeless, and to reconstruct urban neighborhoods. The program is geared toward young men and women aged 16 to 24. It provides academic and basic skills training in preparation for a high school equivalency diploma and construction trades training. Half of the youth's time is to be spent working, the other half in the actual construction or rehabilitation of housing under the supervision of trained and licensed construction workers. Regulations for this program are still being written.

Supportive Housing for the Elderly (Section 202)

Supportive Housing for Elderly Persons provides funding to expand the supply of housing with supportive services for very low-income persons 62 years of age or older. Initial legislation authorizing this program was enacted in the Housing Act of 1959 (Section 202), and was amended in 1990 by Section 801 of the National Affordable Housing Act. Section 202 funding falls into two categories: capital advances and project rental assistance. Capital advances are

to finance elderly housing that also offers supportive services. The advances are non-interest bearing, and are based on development cost limits published in the *Federal Register*. Project rental assistance covers the difference between the HUD-approved cost per unit and the amount the resident pays. Monies cannot go toward debt service. Funds can be used for acquisition, rehabilitation, new construction, rental assistance, and support services for households containing at least one person over 62 years of age. Private, nonprofit, and consumer cooperatives are eligible to apply.

Contact person: Lorin Hunt, Office of Housing, HUD-Denver Regional Office (303) 844-6261.

Congregate Housing and Group Homes

This program is designed to provide congregate and group housing for persons with low and moderate incomes and those age 62 and over. Congregate housing is residential housing consisting of private apartments and central dining facilities in which services are provided to tenants to enable them to remain independent. A group home is housing that is occupied by elderly, handicapped, or disabled tenants sharing living space within a rental unit in which a resident assistance may be required. Funded housing is not for persons needing continuous medical or institutional care. The housing must provide several services including daily meals, transportation, recreation, housekeeping, and personal services. The following related items may also be funded: buying and improving the land; street and water and waste disposal systems; recreation and service facilities; laundry facilities; and landscaping. Loans can be made to individuals, partnerships, trusts, associations, state or local public agencies, consumer cooperatives, and corporations.

Contact person: James Holzler, RH Chief; Helen Anderson, MFH Coordinator, FmHA Bozeman, (406) 585-2515.

Farm Labor Housing Loans and Grants (Section 514 loans, Section 516 grants)

Farm Labor Housing Loans and Grants are to finance low-rent housing for domestic farm laborers. Funds may be used to build, buy, improve, or repair farm labor housing and to provide related facilities. They also may be used to buy building sites; purchase basic durable household furnishings, and develop water, sewage disposal, heating, and lighting systems. Funds cannot be used to refinance debts. A loan may be made to an individual farmowner, association of farmers, state or political subdivision, broad-based public or private nonprofit organization, or a nonprofit organization of farmworkers. A grant may be made to a state or political subdivision, a broad-based nonprofit organization, or a nonprofit organization of farmworkers.

Contact person: James Holzler, RH Chief; Helen Anderson, MFH Coordinator, FmHA Bozeman, (406) 585-2515.

PRIORITY #1 -- HOMELESS PERSONS
i. ANALYSIS

SUMMARY OF SHELTERED HOMELESS STUDY

Graduate students in the Department of Political Science at the University of Montana, Missoula, conducted a study for the Department of Social and Rehabilitation Services on a portion of Montana's homeless population: the sheltered homeless. The study, completed in May 1993, was designed to count sheltered homeless people in the state. Those living on the street, in institutionalized settings, or doubled-up with friends or relatives in existing housing were not included. The study attempted to provide demographic information on the sheltered homeless, and identify their needs and the services available to them.

The study was conducted by taking a physical count on two separate nights, December 2, 1992, and January 26, 1993, at 40 specified shelters. The study targeted 17 emergency shelters, seven domestic violence shelters, eight runaway youth shelters, and eight voucher systems. Few of the shelters were in northeastern Montana, and none in the southeast. Most surveyed shelters were located in urbanized areas (six in Billings, five in Missoula, and five in Bozeman).

From the results of the study, it was concluded that approximately 502 homeless persons seek shelter each day during December and January. The December count included 548 persons requesting shelter; in January the count was 461. On each night, 16 people requesting shelter were turned away: two from the emergency shelters, and 14 from runaway youth shelters. Shelters turned away homeless people primarily due to lack of space, and secondly due to behavioral problems. A majority of the homeless people (352) were served by emergency shelters, while 70 stayed in domestic violence shelters, 41 stayed in runaway youth shelters, and 23 utilized the shelter voucher system.

A survey instrument completed by the shelter directors asked for information related to age, sex, racial/ethnic origin, and family status of shelter clients. The mean age of sheltered homeless persons in Montana was 26 years. Individuals under the age of 19 made up 43 percent of the total sheltered homeless population, with a majority of that group under age 9. Sixty-one percent of sheltered homeless individuals were male, 39 percent female. Females made up a majority only in domestic violence shelters, with 67 percent (47 of 70 people). Adults between the ages of 20 and 49 represented 48 percent of the sheltered homeless population, most in their 30s. Only 9 percent of the homeless were over age 50.

Native Americans were disproportionately represented in the studied homeless population. They constituted 24 percent of the sheltered homeless persons in this study, yet they make up only 6 percent of the total statewide population. Whites represented 72 percent of persons in these shelter facilities.

Additional information about the homeless in Montana was collected by the University of Montana through two questionnaires: the first was distributed to directors, and asked their opinion of the make-up and needs of their patrons; the second was offered only to emergency shelter clients with response voluntary. According to shelter directors, the average length of stay at a shelter ranged from 8 to 20 days; clients stayed longest at domestic violence shelters, ranging from 20 to 37 days. Those using vouchers typically remained only 1 to 5 days.

Shelter directors indicated that the major reasons for an individual's or family's homelessness varied. Sometimes several factors conspired to force the person or household into homelessness. Table 2.26, below, presents the shelter directors' opinions of the percent of their clients citing the following major reasons for their homelessness.

TABLE 2.26
DIRECTORS' ESTIMATES OF REASONS FOR HOMELESSNESS¹²
PERCENT OF CLIENTS HAVING FOLLOWING REASONS

REASON CLIENT SEEKING SHELTER	ALL RESPONDENTS	DIRECTOR'S OPINIONS BY TYPE OF SHELTER			
		EMERGENCY SHELTER	DOMESTIC VIOLENCE	RUNAWAY YOUTH	VOUCHER SYSTEM ¹³
Domestic Violence	34%	23%	100%	33%	3%
Lack of Job Skills	27%	33%	0%	2%	54%
Substance Abuse	23%	32%	13%	5%	26%
Can't Find Affordable Housing	20%	34%	10%	0%	13%
Deinstitutionalization	7%	11%	0%	4%	6%
Runaway Youth	6%	2%	0%	29%	0%
Public Assistance Problems	6%	13%	0%	0%	1%
Other	14%	8%	0%	24%	26%

Domestic violence was most commonly cited by shelter directors as the reason for homelessness, but job skills, substance abuse, and affordable housing followed closely. Respondents cited deinstitutionalization, public assistance, problems, other difficulties, and runaway youth less frequently as the reason for their homelessness. Note, however, that some shelters do not take in runaway youth. A similar question was asked of homeless adults at emergency shelters in the voluntary questionnaire. While the data is restricted to a single dimension, this segment of the homeless population provided interesting information. Table 2.27, on the following page, presents emergency shelter clients' reasons for their homelessness.

¹² Percentages may not add to 100 percent due to reasons for homelessness; multiple responses were allowed in the survey.

¹³ Includes those facilities that offer food, clothing, and other basic necessities but do not operate a shelter of their own. Rather, they administer vouchers to homeless people so they can receive shelter at places such as local motels.

TABLE 2.27
REASONS HOMELESS PERSON LEFT LAST RESIDENCE
EMERGENCY SHELTER CLIENT RESPONSES

REASON	# at EMERGENCY SHELTER	% at EMERGENCY SHELTER
Unemployment	18	23.68%
Moved to Seek Work	15	19.74%
Other ¹⁴	13	17.11%
Family Breakup	6	7.89%
Substance Abuse	5	6.58%
Eviction/Foreclosure	5	6.58%
Low Wages	4	5.26%
Family Rejection	4	5.26%
Inadequate Public Assistance	4	5.26%
Domestic Violence	2	2.63%
TOTAL RESPONSES ¹⁵	76	100.00%

Homeless adults were most likely to identify economic-related reasons, such as unemployment or moved to seek work, as the cause of their homelessness. Unemployment in the homeless questionnaire translates to 'job skills' in the shelter director survey. Substance abuse was rated as a less frequent cause of homelessness by this type of respondent, while domestic violence was rated lowest by shelter clients. The difference between the two tables can be attributed in part to the limitation of the shelter client survey; i.e., it was available only to clients of emergency shelters and was completed on a voluntary basis. Montana's homeless are primarily in need of support services related to long-term job training and counseling. Shelter directors also cited transitional housing, permanent housing, and employment as in great need. The immediate needs of the homeless relate to affordably priced permanent housing, medical health services, food, and clothing.

According to shelter directors, emergency shelter (94 percent), food (91 percent), mental health (88 percent), medical health services (85 percent), clothing (85 percent), and help for substance abuse (85 percent) typically were requested by and available to. Education (79 percent), job training (76 percent), and disability services (61 percent) were listed by respondents as moderately available. But sufficient funding to fully respond to client needs is not available at all facilities.

In the *Survey of Montana's Housing Needs*, respondents were asked to review and rate the degree of need by various types of in-need groups. The results of this question indicate that, given the incidence of certain types of in-need groups, certain needs appear more critical in some areas than others. As indicated in the table below, the degree of need for the elderly and mentally or physically disabled is rated more urgent than those of the AIDS/HIV infected, the alcohol or drug addicted, or specific racial minorities. No clear opinion emerged regarding the degree of housing need for the homeless, as seen in Table 2.28, below. One must emphasize

¹⁴ Several responses were mental illness.

¹⁵ This may not equal the total number of persons responding to the question as they were asked to check all that may apply.

that, given the wide disparity of need and economic conditions around the state, severe needs differ significantly for each local jurisdictions.

TABLE 2.28
SURVEY OF MONTANA'S HOUSING NEEDS
DEGREE OF NEED BY IN-NEED CLASSIFICATION

Group	NUMBER OF RESPONDENTS							Total Respondents
	Severe Need			Some Need			No Need	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Elderly	11	32	52	45	15	9	1	165
Mentally or Physically Disabled	27	33	35	34	25	12	0	166
Homeless	21	18	19	25	25	41	14	163
AIDS/HIV Infected	6	8	12	23	11	44	45	149
Alcohol or Drug Addicted	9	14	15	33	29	42	17	159
Racial Minority	11	3	13	38	31	38	29	163

ii. STRATEGY DEVELOPMENT - INVESTMENT PLAN

Community Development Block Grant Program

Montana administers non-entitlement CDBG funds through the Community Development Bureau of MDOC. The State makes grants only to units of general local government that carry out development activities. Montana has developed funding priorities and criteria for selecting projects that revolve around three major objectives: developing community development objectives; deciding how to distribute funds among communities in non-entitlement areas; and ensuring that recipient communities comply with all applicable state and federal laws and requirements. Montana's Community Development Block Grant Program is a federally funded competitive grant program designed to help communities of fewer than 50,000 people with their greatest community development needs. Eligible applicants are limited to general purpose local governments. All projects must principally benefit low and moderate income persons.

The basic categories for local community development projects are: housing, public facilities, and economic development. The CDBG program provides grants to carry out a wide range of community development activities directed toward neighborhood revitalization, economic development, and improved community facilities and services. Some of the activities that can be carried out with CDBG funds include the acquisition of real property; rehabilitation of residential and nonresidential properties (including special facilities for the handicapped); construction of new housing (when sponsored by a non-profit organization); provision of public facilities and improvements such as water and sewer, solid waste and senior citizen centers; and assistance to for-profit businesses to help with economic development activities that will result in the creation or retention of jobs.

Regarding the housing category, CDBG funds are most often used to make low or no interest loans to low and moderate income facilities to allow them to rehabilitate homes in

substandard condition. CDBG funds can also be used to finance or subsidize the construction of new permanent residential units where the CDBG funds will be used by a local nonprofit organization. Housing projects can include the site improvements to publicly owned land or land owned by a non-profit organization to be used or sold for new housing. Transitional housing is included. The clearance or acquisition of sites for use or resale for new housing and conversion of existing nonresidential structures for residential use are also eligible CDBG housing activities. A new eligible activity includes homebuyer assistance to expand home ownership among low and moderate income persons. These activities include the subsidy of interest rates and mortgage amounts for low and moderate income homebuyers, financing the acquisition of housing occupied by homebuyers, providing up to 50 percent of any down payment required, or paying reasonable closing costs.

The primary objective of the CDBG program is to develop viable communities by providing decent housing and a suitable living environment and by expanding economic opportunities, principally for persons of low and moderate income. Sixty percent of the funds must be used for activities that benefit low- and moderate-income persons. Anticipated activities include:

- acquisition of property for public purposes;
- construction of public works projects;
- demolition;
- rehabilitation of public and private buildings;
- public services;
- planning activities;
- assistance to non-profits for community development activities; and
- assistance to for-profit businesses for economic development activities;

The CDBG Program will deny some activities as ineligible for funding. These tend to be: government buildings; political activities; income payments; new housing and other facilities offering 24-hour care.

Contact person: Gus Byrom, Community Development Bureau (406) 444-4479.

Home Investment Partnerships Program (HOME)

The HOME program, administered by the Housing Assistance Bureau of MDOC, was created under Title II (the Home Investment Partnerships Act) of the 1990 National Affordable Housing Act. The program expands the supply of decent, affordable housing for low- and very low-income families; to build state and local capacity to design and carry out affordable housing programs; to provide financial and technical assistance to participating jurisdictions, including model program development; and to strengthen partnerships among all levels of government and the private sector in the development of affordable housing.

The program allows a wide range of eligible activities. Eligible activities include tenant-based rental assistance; assistance to first-time home buyers; property acquisition; new

construction; reconstruction, relocation, or demolition; moderate or substantial rehabilitation; site improvements; and other activities to develop non-luxury housing, e.g. transitional housing.

All metropolitan cities, urban counties, contiguous units of local government, and CHDOs are eligible to apply for HOME funds under the program administered by MDOC. One percent of HOME funds is set aside for Indian tribes. A formula allocation of funds is distributed to each state and eligible city throughout the participating jurisdiction. MDOC is the participating jurisdiction for Montana, and there are no cities in the state large enough to qualify as a participating jurisdiction under HOME. Fifteen percent of funds are set aside for programs owned, developed, or sponsored by CHDOs. HOME funds are distributed on a competitive basis. All HOME funds must assist families below 80 percent of the area median income.

Contact person: Tim Burton, HOME Program Manager, Housing Assistance Bureau (406) 444-0094.

Homeless Assistance Grants/Emergency Shelter Grants Program

The Family Assistance Division's Homeless Assistance grants are to help improve the quality of existing emergency shelters for the homeless, to make available additional shelters, to meet the costs of operating shelters and of providing essential social services to homeless individuals to help prevent homelessness. The grants are 100 percent funded by the Health and Human Services and Housing and Urban Development departments. According to federal law, 95 percent of funds received must be allocated to the 12 regional Human Resource Development Councils (HRDCs). The grants fund the renovation, rehabilitation, or operating costs of homeless shelters, and the provision of follow-up and long-term services to help homeless persons escape poverty. Shelters to be assisted and services to be delivered are determined by the HRDCs. In FY 1993, the department will receive \$115,000 of HUD funding and \$73,361 of HHS homeless funding.

Contact person: Jim Nolan, Family Assistance Division, Dept. of Social and Rehabilitation Services (406) 444-4546.

Rural Homelessness Grant Program

Rural Homelessness grants provide direct emergency assistance, homeless prevention assistance, and assistance for permanent housing. Private nonprofit organizations, Indian tribes, county and local governments may apply. Eligible areas are all areas outside of Metropolitan Statistical Areas and rural census tract within MSAs. The grants are designed for the following: rent, mortgage, or utility assistance; security deposits; support services; rehabilitation; short-term emergency lodging; transitional housing; cost of using federal inventory property programs; and capacity building. Application submission dates will be announced by NOFA.

Contact person: (Program identified in FY94 CHAS Spring Training Manual, Appendix 11.) Sharon Jewell, director, Program Operations and Support Division, HUD-Denver. (303) 844-5124.

Shelter Plus Care Program

Shelter Plus Care grants help to provide housing and supportive services on a long-term basis for homeless people with disabilities, especially serious mental illness, chronic drug or alcohol problems, and AIDS. Program grants are used for the provision of rental assistance payments through Section 8 Moderate Rehabilitation (SRO), sponsor-based rental assistance (SRA), tenant-based rental assistance (TRA), or project-based rental assistance (PRA). HUD requires that 10 percent of total funds be made available for each of these four program types.

S+C funds are awarded in a nationwide competition, with priority given to homeless needs. States, units of local government, Indian tribes, and Public Housing Authorities (PHAs) can apply for Shelter Plus Care (S+C) grants. Support services must match rental assistance and must be supplied by federal, state, or local governments, or by private sources.

Non-PHA applicants applying for the SRO component must subcontract with a PHA to administer the rental housing assistance. Applicants for the SRA must subcontract with a nonprofit organization, also called a sponsor, to provide rental assistance to sponsor-owned or leased units. PRA applicants must subcontract with a building owner to provide rental assistance for units in a particular property.

Contact person: Kathryn Smouse-Hulse, Office of Community Planning and Development, HUD-Denver (303) 844-5121.

Supportive Housing Program

This program was created by the Housing and Community Development Act of 1992. It replaces the Supportive Housing Demonstration Program (Transitional Housing Demonstration Program and Permanent Housing for Handicapped Homeless Program) and Supplemental Assistance for Facilities to Assist the Homeless (SAFAH). It incorporates many features of these programs into one program of assistance to governmental entities and private nonprofits to provide housing and supportive services to homeless people. In FY93, \$100 million will be available for the program. Supportive Housing provides funds under four main components:

Transitional housing to facilitate the movement of homeless individuals and families to permanent housing.

Permanent housing that provides long-term housing for homeless people with disabilities (including AIDS and related diseases).

Housing that is part of a particularly innovative project for meeting the immediate and long-term needs of homeless individuals and families.

Supportive services for homeless individuals and families not provided in conjunction with supportive housing facilities.

The SHP covers acquisition, rehabilitation, new construction, leasing of structures, operating costs, supportive services, and administrative costs. Grants for operating costs are up to 75 percent for the first two years, and 50 percent for the next three years. Funds for acquisition, rehabilitation, and new construction must be equally matched by cash from other sources. Grants are available to states, local governments, other government entities, Indian tribes and housing authorities, private nonprofit organizations, and community mental health associations that are public nonprofit organizations.

Transitional Housing for the Homeless, Supplemental Assistance for Facilities to Assist the Homeless (SAFAH), and Permanent Housing for Disabled Homeless Persons were incorporated into the Supportive Housing Program.

Contact person: Nicole Kelso, Office of Community Planning and Development, HUD-Denver (303) 844-5121.

Section 8 Moderate Rehabilitation Program for Single Room Occupancy (SRO)

Under the Section 8 Mod Rehab SRO program, HUD enters into annual contributions contracts with Public Housing Authorities (PHAs) in connection with the moderate rehabilitation of residential properties that will contain multiple single room dwelling units. Funding can be used for operating expenses, debt service for rehabilitation financing, and monthly rental assistance. Resources to fund the cost of unit rehabilitation must come from other sources, and units must need a minimum of \$3,000 in rehabilitation. PHAs, Indian Housing Authorities (IHAs) and private nonprofit organizations can apply for grants. For FY93, however, nonprofits must subcontract with a PHA to administer SRO rental assistance. Grants are awarded in a nationwide competition on the basis of need and ability to undertake an SRO program.

Due to limited resources, HUD will only accept applications from organizations that propose to assist homeless individuals and those already living in units eligible for Section 8 assistance. In order to assure some assistance to homeless people, 50 percent of the units proposed for assistance must be vacant at the time of application submission.

Contact person: Kathryn Smouse-Hulse, Office of Community Planning and Development, HUD-Denver (303) 844-5121; George Warn, Housing Assistance Bureau, (406) 444-2804.

Safe Havens Demonstration Program

Safe Havens grants are to provide very low-income housing for homeless people with serious mental illnesses. Funds may be used for new construction, acquisition, rehabilitation, leasing assistance, low-demand support services, outreach activities for eligible persons, and operating costs. Governments and private and public organizations may apply for funding. Total assistance may not exceed \$400,000 in five years, and all funds must be matched. This program is not yet in place.

PRIORITY #2
MODERATE INCOME SMALL RELATED AND OTHER RENTER HOUSEHOLDS

i. ANALYSIS

The State of Montana feels that the value of local needs must take precedent in planning over a "top-down" management approach. It has been incumbent upon local jurisdictions to demonstrate the type and degree of local need during competitive application processes, as most State-administered programs are implemented. Unfortunately, Housing and Urban Development regulations seem to indicate that by allowing local preference in planning (i.e., allowing all housing activities to be ranked with a statewide #1 priority, allowing all applicants a level playing field), Montana's planning process would be unacceptable. By placing arbitrary rankings on some in-need populations, bidding for competitive projects in interstate competition could penalize Montana's applicants. Nevertheless, since HUD approves or disapproves of Montana's CHAS process results, HUD thereby nullifies local need in lieu of statewide categorization. All priority #2 classifications presented here do not necessarily reflect state or local needs, but are hereby assigned so that the CHAS document is in compliance with federal guidelines.

ii. STRATEGY DEVELOPMENT -- INVESTMENT PLAN

Home Investment Partnerships Program (HOME)

The HOME program, administered by the Housing Assistance Bureau, was created under Title II (the Home Investment Partnerships Act) of the 1990 National Affordable Housing Act. The program expands the supply of decent, affordable housing for low- and very low-income families; builds state and local capacity to design and carry out affordable housing programs; provides financial and technical assistance to participating jurisdictions, including model program development; and strengthens partnerships among all levels of government and the private sector in the development of affordable housing. The program allows a wide range of eligible activities. Eligible activities include tenant-based rental assistance; assistance to first-time home buyers; property acquisition; new construction; reconstruction, relocation, or demolition; moderate or substantial rehabilitation; site improvements; and other activities to develop non-luxury housing, e.g. transitional housing.

All metropolitan cities, urban counties, contiguous units of local government, and CHDOs are eligible to apply for HOME funds under the program administered by MDOC. One percent of HOME funds is set aside for Indian tribes. A formula allocation of funds is distributed to each state and eligible city throughout the participating jurisdiction. MDOC is the participating jurisdiction for Montana, and there are no cities in the state large enough to qualify as a participating jurisdiction under HOME. Fifteen percent of funds are set aside for programs owned, developed, or sponsored by CHDOs. HOME funds are distributed on a competitive basis. All HOME funds must assist families below 80 percent of the area median income.

Contact person: Tim Burton, HOME Program Manager, Housing Assistance Bureau (406) 444-0094.

Community Development Block Grant Program

Montana administers non-entitlement CDBG funds through the Community Development Bureau of MDOC. The State makes grants only to units of general local government that carry out development activities. Montana has developed funding priorities and criteria for selecting projects that revolve around three major objectives: developing community development objectives; deciding how to distribute funds among communities in non-entitlement areas; and ensuring that recipient communities comply with all applicable state and federal laws and requirements. Montana's Community Development Block Grant Program is a federally funded competitive grant program designed to help communities of less than 50,000 population with their greatest community development needs. Eligible applicants are limited to general purpose local governments. All projects must principally benefit low and moderate income persons.

The basic categories for local community development projects are: housing, public facilities, and economic development. The CDBG program provides grants to carry out a wide range of community development activities directed toward neighborhood revitalization, economic development, and improved community facilities and services. Some of the activities that can be carried out with CDBG funds include acquisition of real property; rehabilitation of residential and nonresidential properties (including special facilities for the handicapped); construction of new housing (when sponsored by a non-profit organization); provision of public facilities and improvements such as water and sewer, solid waste and senior citizen centers; and assistance to for-profit businesses to help with economic development activities that will result in the creation or retention of jobs.

Regarding the housing category, CDBG funds are most often used to make low or no interest loans to low and moderate income facilities to allow them to rehabilitate homes in substandard condition. CDBG funds can also be used to finance or subsidize the construction of new permanent residential units where the CDBG funds will be used by a local nonprofit organization. Housing projects can include the site improvements to publicly owned land or land owned by a non-profit organization to be used or sold for new housing. The clearance or acquisition of sites for use or resale for new housing and conversion of existing nonresidential structures for residential use are also eligible CDBG housing activities. A new eligible activity includes homebuyer assistance to expand home ownership among low and moderate income persons. These activities include the subsidy of interest rates and mortgage amounts for low and moderate income homebuyers, financing the acquisition of housing that is occupied by the homebuyers, providing up to 50 percent of any down payment required, or paying reasonable closing costs.

The primary objective of the CDBG program is to develop viable communities by providing decent housing and a suitable living environment and by expanding economic opportunities, principally for persons of low and moderate income. Sixty percent of the funds must be used for activities that benefit low- and moderate-income persons. Anticipated activities include:

- acquisition of property for public purposes;
- construction of public works projects;
- demolition;
- rehabilitation of public and private buildings;
- public services;
- planning activities;
- assistance to non-profits for community development activities; and
- assistance to for-profit businesses for economic development activities;

The CDBG Program will deny some activities that are ineligible. These tend to be: government buildings; political activities; income payments; new housing and other facilities offering 24-hour care.

Contact person: Gus Byrom, Community Development Bureau (406) 444-4479.

Supportive Housing for the Elderly (Section 202)

Supportive Housing for Elderly Persons provides funding to expand the supply of housing with supportive services for very low-income persons 62 years of age or older. Initial legislation authorizing this program was enacted in the Housing Act of 1959 (Section 202), and was amended in 1990 by Section 801 of the National Affordable Housing Act. Section 202 funding falls into two categories: capital advances and project rental assistance. Capital advances are to finance elderly housing that also offers supportive services. The advances are non-interest bearing, and are based on development cost limits published in the *Federal Register*. Project rental assistance covers the difference between the HUD-approved cost per unit and the amount the resident pays. Monies cannot go toward debt service. Funds can be used for acquisition, rehabilitation, new construction, rental assistance, and support services for households containing at least one person over 62 years of age. Private, nonprofit, and consumer cooperatives are eligible to apply.

Contact person: Lorin Hunt, Office of Housing, HUD-Denver Regional Office (303) 844-6261.

Section 8 Moderate Rehabilitation Program for Single Room Occupancy (SRO)

Under the Section 8 Mod Rehab SRO program, HUD enters into annual contributions contracts with Public Housing Authorities (PHAs) in connection with the moderate rehabilitation of residential properties that will contain multiple single room dwelling units. Funding can be used for operating expenses, debt service for rehabilitation financing, and monthly rental assistance. Resources to fund the cost of unit rehabilitation must come from other sources, and units must need a minimum of \$3,000 in rehabilitation. PHAs, Indian Housing Authorities (IHAs) and private nonprofit organizations can apply for grants. For FY93, however, nonprofit organizations must subcontract with a PHA to administer SRO rental assistance. Grants are awarded in a nationwide competition on the basis of need and ability to undertake an SRO program.

Due to limited resources, HUD will only accept applications from organizations that propose to assist homeless individuals and those already living in units eligible for Section 8 assistance. In order to assure some assistance to homeless people, 50 percent of the units proposed for assistance must be vacant at the time of application submission.

Contact person: Kathryn Smouse-Hulse, Office of Community Planning and Development, HUD-Denver (303) 844-5121; George Warn, Housing Assistance Bureau, (406) 444-2804.

Low Income Energy Assistance Program (LIEAP)

The Family Assistance Division's Low Income Energy Assistance Program (LIEAP) is 100 percent funded from the Department of Health and Human Services. The goal of this program is to assist low-income families in meeting the home heating costs. Funding is determined using a series of matrix tables that factor the household's income, fuel type, size and type of home, and local heating degree days. Payments are made to the household's utility company. Supplemental payments are available for very low-income households. Emergency payments are allowed for unforeseen energy-related events. Up to 15 percent of the block grant may be used for weatherization activities to decrease long-term heating cost problems.

Contact person: Jim Nolan, Family Assistance Division, Dept. of Social and Rehabilitation Services (406) 444-4546.

BOH Multifamily Rental Housing Program for Non-Profits (initiated February 1993)

The Rental Housing Program provides mortgage funds for affordable rental housing for low-income Montanans. It is intended to use capacity and knowledge of local governmental units and non-profits to develop affordable housing to meet local needs. Funds are to be used to provide construction and permanent financing for projects meeting the terms and conditions detailed below. Proposals will be accepted from governmental units and non-profits based on a Request for Proposal distributed by the BOH. Due to tax law restrictions, applicants for the pilot project are limited to governmental units or nonprofit subsidiaries of governmental units. Approximately \$50,000 of the \$2.5 million available can be lent to other nonprofit groups such as HRDCs, Neighborhood Housing Services, and other private, nonprofit special needs corporations. The eligible applicant must be the owner of the project, must oversee the construction, and must be the property manager for projects financed under this program. The eligible applicant may contract with private industry for various segments of the project.

Contact person: Richard Kain, Administrator, Montana Board of Housing (406) 444-3040.

BOH Multifamily Bond Program (initiated 1978)

From 1978 to 1982, the Board of Housing issued tax exempt bonds to finance the construction or rehabilitation of low-income multifamily housing. During that period, the board financed 668 multifamily units for low-income families and the elderly. During federal fiscal year 1993, the board made preliminary commitments of loan funds through the Multifamily Pilot

Program for Rental Housing to non-profit and governmental sponsors of seven projects. These projects total \$2,023,253 in loan funds, \$4,723,005 in projected costs, and will provide 79 units of affordable rental housing. All of the projects are anticipated to be constructed in 1994.

Contact person: Richard Kain, Administrator, Montana Board of Housing (406) 444-3040.

FARMERS HOME ADMINISTRATION PROGRAMS

Farmers Home Administration (FmHA) loans are available for housing in open county, communities of 10,000 or fewer people, and some communities of 10,000 to 20,000 people.

Contact person: James Holzler, RH Chief; Helen Anderson, MFH Coordinator, FmHA Bozeman, (406) 585-2515.

FmHA MULTIFAMILY PROGRAMS

Rural Rental Housing Loans (Section 515)

Loans are made to build, purchase, or repair apartment-style housing, usually consisting of multi-unit dwellings. The housing must be modest in size, design, and cost, but adequate to meet the tenant's needs. The housing is for families and individuals with low and moderate incomes, and for senior citizens. Funds may also be used to: buy and improve the land on which the buildings will be located; provide streets and water and waste disposal systems; supply appropriate recreation and service facilities; install laundry facilities and equipment; landscape; or other measures to make the housing an attractive addition to the community. Funds may not be used for special care, nursing, or other institutional types of housing. Rental housing loans may be made to individuals, trusts, associations, partnerships, limited-partnerships, state or local public agencies, consumer cooperatives, and profit and nonprofit corporations.

Rural Cooperative Housing Loans

Loans are available to provide cooperative-style housing projects for persons with low and moderate incomes. Funds do not finance individual cooperative units within the projects. Loans are primarily made to build, purchase, or repair housing, usually duplexes or other multi-unit dwellings. Funds may be used to buy and improve the land on which the buildings are to be located; provides streets and water and waste disposal systems; supply appropriate recreation and service facilities; laundry facilities and equipment; and for landscaping. Borrowers are consumer cooperatives who will organize and operate the cooperative on a nonprofit basis.

FmHA SINGLE FAMILY HOUSING PROGRAMS

Home Ownership Loans

Home ownership loans may be used to buy, build, improve, repair, or rehabilitate rural homes and related facilities, and to provide adequate water and waste disposal systems. Homes

can be built on individual tracts or in subdivisions. Modernization (e.g., add bathrooms, central heating, modern kitchen) is also an eligible activity. Borrowers may purchase an existing house and lot or buy a site on which to build. In some cases, funds may be used to refinance debts on a home. The loans are to help low and moderate income families and persons. They must be without decent, safe housing, unable to obtain a reasonable loan from another source, have sufficient income to make house payments and living expenses, and possess the legal capacity to incur the loan obligation. Loans may be made for up to 100 percent of the FmHA-appraised value of the site and home. Interest credit subsidy for low and very low income borrowers reduces the FmHA payment to the point where 20% of the adjusted household income covers the FmHA payments, real estate taxes, and dwelling insurance. The minimum FmHA housing payment is based upon a 1 % amortization.

Home Improvement Loans and Repair Loans and Grants

Rural homeowners whose house needs fixing up may be eligible for a loan and/or grant through this program. Home improvement loans are made to people who may not need or cannot afford a new house, but need some work done on their present house to bring it up to minimum standards. Loans and grants can also be made to remove health or safety hazards from dwellings. Grants and grant/loan combinations are available only to low-income elderly (62 years or older) homeowners. The type of assistance available depends upon income: If income is so low as to permit only removal of health and safety hazards, a repair loan and/or grant may be available; if income is slightly higher, a home improvement loan and/or grant may be possible. In general, repair loans and grants may be used to remove health hazards by repairing roofs; providing a sanitary water and waste disposal system that meets local requirements; installing screens, windows, or insulation; or other steps. Home improvement loans may fund similar items, but go further by bringing the home up to minimum standards and making changes for the convenience of the residents, such as adding a room or remodeling. Persons who own and live in a home on a farm, in the open country, or in towns of up to 10,000 population may apply if they cannot secure credit from regular commercial lenders.

Rural Housing Guaranteed Loans (Section 502)

The purpose of this program is to assist low and moderate income households through the guarantee of loans made by conventional lenders for acquisition of modest single family homes. Loan applicants must not own an adequate dwelling; be without sufficient resources to provide necessary housing and unable to secure necessary credit from conventional lenders; be a U.S. citizen or legally admitted; have legal capacity to incur the loan obligation; will be the owner occupant; have an acceptable credit history; have an adjusted income no more than 100 percent of the area median income; and have adequate and dependable income. The unit must be modest, relating to the maximum mortgage limits.

Housing Preservation Grants

Grants are made to public bodies, nonprofit organizations, or Indian tribes designed to facilitate the repair of rural individual homes or rental properties (single or multi-unit). That entity then provides financial assistance to low or very low-income rural households who own homes urgently in need of repair, or to owners of rental housing who will make the rehabilitated units available to low and very low income renters.

OTHER FmHA PROGRAMS

Rental Assistance Program

Low-income and very low-income rural families, including elderly, may pay reduced monthly rents for apartments they occupy under the FmHA's Rental Assistance Program. The program is designed to reduce out-of-pocket expenses for rent, including utilities. Families must be residents of rental housing projects financed by FmHA to be eligible to participate in the program. Rent must exceed 30 percent of the occupant's adjusted annual income for them to qualify. The adjusted income ceiling is determined by household size and is 80 percent of the area median income. All FmHA-financed rural rental projects controlled by borrowers who agree to operate the housing on a limited profit or nonprofit basis, plus farm labor housing loan and grant recipients who are public bodies, broad-based nonprofit organizations, or nonprofit organizations of farm workers, are eligible.

PRIORITY #2

VERY LOW-INCOME FIRST-TIME HOME BUYERS

i. ANALYSIS

The State of Montana feels that the value of local needs must take precedent in planning over a "top-down" management approach. It has been incumbent upon local jurisdictions to demonstrate the type and degree of local need during competitive application processes, as most State-administered programs are implemented. Unfortunately, Housing and Urban Development regulations seem to indicate that by allowing local preference in planning (i.e., allowing all housing activities to be ranked with a statewide #1 priority rating, thereby allowing all applicants a level playing field), Montana's planning process would be unacceptable. By placing arbitrary rankings on some in-need populations, bidding for competitive projects in interstate competition could penalize Montana's applicants. Nevertheless, since HUD approves or disapproves of Montana's CHAS process results, HUD thereby nullifies local need in lieu of statewide categorization. All priority #2 classifications presented here do not necessarily reflect state or local needs, but are hereby assigned so that the CHAS document is in compliance with federal guidelines.

ii. STRATEGY DEVELOPMENT -- INVESTMENT PLAN

Home Investment Partnerships Program (HOME)

The HOME program, administered by the Housing Assistance Bureau of MDOC, was created under Title II (the Home Investment Partnerships Act) of the 1990 National Affordable Housing Act. The program expands the supply of decent, affordable housing for low- and very low-income families; to build state and local capacity to design and carry out affordable housing programs; to provide financial and technical assistance to participating jurisdictions, including model program development; and to strengthen partnerships among all levels of government and the private sector in the development of affordable housing.

The program allows a wide range of eligible activities. Eligible activities include tenant-based rental assistance; assistance to first-time home buyers; property acquisition; new construction; reconstruction, relocation, or demolition; moderate or substantial rehabilitation; site improvements; and other activities to develop non-luxury housing, e.g. transitional housing.

All metropolitan cities, urban counties, contiguous units of local government, and CHDOs are eligible to apply for HOME funds under the program administered by MDOC. One percent of HOME funds is set aside for Indian tribes. A formula allocation of funds is distributed to each state and eligible city throughout the participating jurisdiction. MDOC is the participating jurisdiction for Montana, and there are no cities in the state large enough to qualify as a participating jurisdiction under HOME. Fifteen percent of funds are set aside for programs owned, developed, or sponsored by CHDOs. HOME funds are distributed on a competitive basis. All HOME funds must assist families below 80 percent of the area median income.

Contact person: Tim Burton, HOME Program Manager, Housing Assistance Bureau (406) 444-0094.

MONTANA BOARD OF HOUSING PROGRAMS

The Montana Board of Housing was created by the Montana Housing Act of 1975 in order to alleviate the high cost of housing for low-income persons and families. The funds to operate the programs administered under the act are generated through either the sale of tax-exempt bonds or from administrative fees. The board's programs fall into two categories: home ownership and multifamily programs. Each is described below.

Contact person for all Montana Board of Housing programs: Richard Kain, Administrator, Montana Board of Housing (406) 444-3040.

BOH HOME OWNERSHIP PROGRAMS

Single Family Bond Program (initiated in 1977)

The Board of Housing works with approximately 80 lenders statewide to provide mortgages 1.5 percent below conventional rates to assist primarily first-time home owners. In certain target areas, the borrowers need not be first-time purchasers. The program has assisted over 18,000 Montanans to date, at a rate of 1,000 to 1,500 purchases per year. Average household income for the program is \$27,290, with a maximum family income limitation established by the BOH. Since 1975, \$734 million in bond proceeds have been loaned to home

buyers. The home is to be owner-occupied with limited business use of the property. The purchase price or construction cost of the home may not exceed \$75,500 or the FHA maximum insurance limit for the area. The refinancing of an existing home loan is not permitted.

Mortgage Credit Certificate Program (initiated in 1987)

This program enables moderate and low-income individuals to convert 20 percent of their annual mortgage interest expense from an itemization (income deduction) to a federal tax credit (tax payment reduction). Average household income of those served under this program was \$28,466. A total of 2,476 individual and family households have been assisted through this program since inception. While the program is mainly to assist first-time home owners, in certain target areas, the borrowers need not be first-time purchasers. The home is to be owner-occupied with limited business use of the property. The purchase price or construction cost of the home may not exceed \$75,500 or the FHA maximum insurance limit for the area. The refinancing of an existing home loan is not permitted.

Home Buyers Cash Assistance Program (initiated in May 1991)

This program provides cash assistance to close a loan for home buyers having an income of no more than \$23,000. Funds may be used for up to 50 percent of the minimum cash required to close a loan (maximum advance of \$1,000), and these funds are combined with 6 $\frac{1}{2}$ percent, 30-year mortgage money. Purchase price of the home may not exceed \$50,000. Since its inception, the program has provided permanent financing of \$4,917,213 for 138 homes. In addition to permanent financing, the program provided \$119,778 in cash assistance with closing costs. Average household income for program participants was \$17,209.

203(k) Rehabilitation Home Mortgage Program (initiated in March 1992)

The Board of Housing set aside \$5 million to provide a firm secondary market for the acquisition and rehabilitation of existing dwellings that do not meet minimum FHA standards. The home must be owner-occupied with limited business use of the property. The purchaser is to be a first-time homebuyer except in certain targeted areas. This program is conducted in conjunction with the Department of Housing and Urban Development. The maximum loan amount is \$60,000, and family income may not exceed \$30,000. The refinancing of an existing home loan is not permitted. The board has purchased two loans for \$100,750.

Montana Manufactured Housing Program (initiated in September 1992)

BOH set aside \$4.5 million to finance single-family manufactured housing installed on a permanent foundation on titled (owned) property. Lot cost, well, and septic can be included in the loan. They are 30-year loans with a 7 $\frac{3}{4}$ percent fixed interest rate for first-time home buyers or single parents (a separated or divorced person who was co-owner of a house) with annual household income at or below \$25,000. The home will be owner-occupied, with no investor involvement. Lots can't exceed five acres; the maximum mortgage amount is \$65,000.

Low-income Housing Preservation and Resident Homeownership Program (Title VI)

The Low-income Housing Preservation and Homeownership Program was authorized in Title VI of the National Affordable Housing Act of 1990. The program provides competitive grants to assure the continuation of Section 221(d)(3) and Section 236 projects, whose low-income use restrictions could otherwise expire after 20 years of the final mortgage endorsement. The grants are financial incentives to retain project-subsidized housing projects, and to encourage sales to purchasers who will keep the property for low-income persons. Resident corporations, owners of low-income housing, nonprofit organizations, state or local agencies, or any entity that agrees to maintain low-income affordability restrictions may apply for funding.

Contact person: Richard Fox, Office of Housing, HUD-Denver Regional Office (303) 844-5351.

HOPE 1 (Public Housing Homeownership) Program

The HOPE 1 Program is to assist in providing affordable homeownership for residents of public and Indian housing. HOPE 1 funds are available in three forms: planning grants and implementation grants. The maximum planning grant amount is \$200,000, and it does not require matching funds. Mini planning grants are available. Eligible activities for planning grants include:

- replacement housing;
- development of resident councils;
- counseling;
- training and technical assistance;
- underwriting feasibility studies;
- preliminary architectural work; and
- development of security plans.

Implementation grants support the cost of developing housing. There is no cap on overall grant amounts, but some eligible activities are capped. This type of grant requires non-federal matching funds. Both grant types are awarded on a competitive basis. With implementation grants, a grantee can fund:

- rehabilitation;
- replacement reserves;
- legal fees;
- relocation;
- economic development activities; and
- administrative and operating costs.

Resident management corporations, resident corporations, cooperative associations, public or nonprofit organizations, public bodies or agencies, Public Housing Authorities, and Indian Housing Authorities are eligible to apply for HOPE 1 grants.

Contact person: HUD-Denver, Office of Public Housing (303) 844-4762.

HOPE 2 (Homeownership of Multifamily Units) Program (Title IV)

The HOPE 2 program was authorized in subtitle B of Title IV of the National Affordable Housing Act of 1990. Program funds are to be used to assist in developing homeownership opportunities for low-income persons by providing planning and implementation grants to organizations that will help families purchase and maintain units in multifamily projects. The projects must be owned by the government, FHA-distressed, or subject to mortgages that are insured or held by HUD. Resident councils, resident management corporations, cooperative associations, mutual housing associations, public or private nonprofit organizations, public housing agencies and Indian housing authorities are eligible to apply. Joint applications may be submitted. Grants are awarded competitively. Planning grants can be no more than \$200,000, while mini planning grants may be only \$100,000. They can be used for:

- development of resident councils;
- counseling;
- training and technical assistance;
- underwriting feasibility studies;
- preliminary architectural work; and
- development of security plans.

Implementation grants must be matched with non-federal funds that are at least 33 percent of the grant amount. The maximum implementation grant is based on the present published Section 8 Existing Fair Market Rents over a 10-year period. These grants can fund:

- rehabilitation;
- replacement reserves;
- legal fees;
- relocation;
- economic development activities;
- administrative and operating costs; and
- acquisition.

Contact person: Lois Tressler, Office of Housing, HUD-Denver Regional Office (303) 844-4959.

HOPE 3 (Homeownership of Single Family Homes) Program

HOPE 3 provides financial assistance for homeownership. HOPE 3 implementation grants may be used for the following:

- acquiring and rehabilitating property;
- assisting first-time home buyers in purchasing housing;
- economic development to promote self-sufficiency of home buyers;
- administrative costs;
- replacement reserves; and
- home buyer outreach selection and counseling.

Eligible sources for housing are single family residential properties currently owned or held by federal agencies, states, or local governments, including their agencies. HOPE 3 eligible applicants include private nonprofit organizations, public agencies, cities, states, counties, and PHAs or IHAs in cooperation with a private nonprofit or cooperative association. Grants are awarded competitively within a regional pool. Implementation grants must be under \$3 million.

Contact person: David Jacobs, Office of Community Planning and Development, HUD-Denver (303) 844-5121.

Energy Programs

Energy program funds are available from the Department of Energy and other agencies. Allocations can be used for rehabilitation and new construction.

A. Weatherization

Energy costs are one of the greatest demands on a low-income family's resources. During Montana's winter, these costs can exceed rental or mortgage costs. The weatherization program administered by the Montana Family Assistance Division is 100 percent funded by the Department of Energy and Department of Health and Human Services. The program is designed to help low-income persons reduce their home heating costs and to conserve natural resources. The funds are directed toward local Human Resource Development Councils (HRDCs) and tribal organizations. These organizations decide where the grant money will be spent to install energy saving measures in the homes of low-income persons. Homes are prioritized on the basis of energy consumption.

Specific measures are decided upon after each home has had an energy audit to determine what activities would be most cost-effective. Measures include insulation, caulking, furnace repair and replacement. All labor and materials are purchased locally. By reducing overall costs, weatherization helps a family stay in their home, increasing family self-sufficiency. Income not spent on utility bills stays in the local economy, as does money spent on labor and materials.

Contact person: Jim Nolan, Family Assistance Division, Dept. of Social and Rehabilitation Services (406) 444-4546.

B. Low Income Energy Assistance Program (LIEAP)

The Family Assistance Division's Low Income Energy Assistance Program (LIEAP) is 100 percent funded by the Department of Health and Human Services. The goal of this program is to assist low-income families in meeting home heating costs. Funding for each household is determined using a series of matrix tables that factor the household's income, fuel type, size and type of home, and local heating degree days. Payments are made to the household's utility company. Supplemental payments are available for very low-income households. Emergency

payments are allowed for unforeseen energy-related events. Up to 15 percent of the block grant may be used for weatherization activities to decrease long-term heating cost problems.

Contact person: Jim Nolan, Family Assistance Division, Dept. of Social and Rehabilitation Services (406) 444-4546.

FmHA Home Ownership Loans

Home ownership loans may be used to buy, build, improve, repair, or rehabilitate rural homes and related facilities, and to provide adequate water and waste disposal systems. Homes can be built on individual tracts or in subdivisions. Modernization (e.g., add bathrooms, central heating, modern kitchen) is also an eligible activity. Borrowers may purchase an existing house and lot or buy a site on which to build. In some cases, funds may be used to refinance debts on a home. The loans are to help low and moderate income families and persons. They must be without decent, safe housing, unable to obtain a reasonable loan from another source, have sufficient income to make house payments and living expenses, and possess the legal capacity to incur the loan obligation. Loans may be made for up to 100 percent of the FmHA-appraised value of the site and home.

Contact person: James Holzler, RH Chief; Helen Anderson, MFH Coordinator, FmHA Bozeman, (406) 585-2515.

FmHA Rural Housing Guaranteed Loans (Section 502)

The purpose of this program is to assist low and moderate income households through the guarantee of loans made by conventional lenders for acquisition of modest single family homes. Loan applicants must not own an adequate dwelling; be without sufficient resources to provide necessary housing and unable to secure necessary credit from conventional lenders; be a U.S. citizen or legally admitted; have legal capacity to incur the loan obligation; will be the owner occupant; have an acceptable credit history; have an adjusted income no more than 100 percent of the area median income; and have adequate and dependable income. The unit must be modest, relating to the maximum mortgage limits.

CHAS Table 2, PRIORITIES FOR ASSISTANCE, FIVE YEAR PLAN, is on the following page.

CHAS Table 2

U.S. Department of Housing and Urban Development
Office of Community Planning and DevelopmentPriorities for Assistance
5-Year PlanComprehensive Housing Affordability Strategy (CHAS)
Instructions for States

Name of State:

Montana

Five Year Period: (enter fiscal yrs.)
FY: 1994 through FY: 1998

	Renters				Owners			Homeless Persons		Non-Homeless Persons with Special Needs
	Elderly 1 & 2 Member Households (A)	Small Related Households (2 to 4) (B)	Large Related Households (5 or more) (C)	All Other Households (D)	Existing Homeowners (E)	1st-Time Homeowners with Children (F)	All Others (G)	Indvls. (H)	Families (I)	(J)
A. Household Income										
1. Very Low 0 to 30% MFI*	1	1	1	1	1	2	2	1	1	1
2. Very Low 31 to 50% MFI*	1	1	1	1	1	1	1			
3. Other Low 51 to 80% MFI*	1	2	1	2	1	1	1			
B. Activity (Optional)										
1. Acquisition										
2. Rehabilitation										
3. New Construction										
4. Rental Assistance										
5. Homebuyers Assistance										
6. Support Facilities & Services										

* Or, based upon HUD adjusted income limits, if applicable.

The State of Montana feels that the value of local need takes precedence, in planning, over a "top down" management approach. It has been encumbant upon local jurisdictions to demonstrate the degree of local need during applications for funds during competitive processes. Unfortunately, Housing and Urban Development regulations seem to indicate that by allowing local preference in planning (i.e., allowing for the prospect that all housing activities can be ranked with a #1 priority rating) Montana's planning process would be unacceptable. Under these circumstances, bidding for competitive projects in interstate competition would penalize Montana's applicants. Therefore, since HUD approves, or disapproves, of Montana's CHAS process results, HUD thereby nullifies local need in lieu of statewide categorization. All priority #2 classifications do not reflect state needs, but are assessed so that the CHAS document is in compliance with federal guidelines.

C. PUBLIC POLICIES, COURT ORDERS, HUD SANCTIONS

PUBLIC POLICIES

MDOC will continue to provide technical assistance to local governments and other entities to help them evaluate and qualify for housing programs under its control and influence. Half of one staff person's time will be committed to intergovernmental cooperation and application workshops. The application guidelines will be designed to promote cooperation between various local entities in order to overcome the sometimes fragmented areas of responsibility in housing programs.

The role of the State will expand in regard to the provision and interpretation of information that aids localities in determining and quantifying their housing needs, problems, and alternative solutions to those problems. The State also intends to continue supporting the grant and loan applications of other entities that attempt to expand the supply of housing and other related services.

Another creative approach to promoting affordable housing has surfaced. Many small localities are unable to raise enough funds to qualify for federal matching fund programs. The Montana Board of Investments (BOI) and MDOC intend to explore ways in which BOI can provide low interest loans to less advantaged communities for the purpose of providing revenues for federal matching fund programs.

The Community Development Bureau of MDOC received a grant to research model zoning standards. It is widely believed that local and some statewide land-use policies are making the provision of affordable housing more difficult than would otherwise be the case. By studying and inspecting alternatives to current Montana policies that are sometimes perceived as negative, the Community Development Bureau both encourages a broader dialogue regarding more equitable zoning practices and advises local entities on alternatives to these rules and regulations, thereby facilitating the provision of affordable housing. The bureau will publish a report that suggests models for subdivision laws, thereby overcoming the prospect of negative effects of public policy.

The State will continue promoting and assisting non-profit organizations and other entities in applying for and receiving certification as Community Housing Development Organizations (CHDOs). At least 15 percent of HOME Program funds is set-aside for qualifying CHDOs.

MDOC recognizes that one of the best ways to facilitate development of housing is through education and technical assistance. Many people perceive that the array of housing programs and regulations is too complex, or too foreign, to master. For example, FmHA housing rehabilitation money is seldom used because some people believe that the application process is restrictively cumbersome. MDOC is determined to expand its role as a provider of technical assistance, helping local jurisdictions to quantify their housing needs, qualify for various housing programs, and better understand the requirements of various housing programs.

Assistance can be particularly helpful in exploring and determining with some precision the degree and type of local needs.

MDOC, through its Housing Assistance Bureau, will also continue enhancing the Housing Program Information Clearinghouse data base. The bureau constructed a data base of all housing programs relevant to Montana, whether administered by MDOC or other entities in state or federal governments. Other programs related to expanding housing opportunities will also be researched and included in the data base. This activity helps to ameliorate negative effects of the wide array of public policies, thereby making the provision of housing assistance more reachable by Montana's citizens.

COURT ORDERS AND HUD SANCTIONS

The State of Montana has no court orders or HUD sanctions pending at this time.

D. INSTITUTIONAL STRUCTURE AND INTERGOVERNMENTAL COOPERATION

INSTITUTIONAL STRUCTURE

Nearly all State-administered housing assistance programs are handled by the Department of Commerce (MDOC), primarily within the Board of Housing, the Community Development Bureau, and the Housing Assistance Bureau. Only recently, MDOC was authorized to begin development of more formal and long-term programs and program delivery systems. As lead agency, the Housing Assistance Bureau will continue to develop the CHAS, to manage and coordinate its many related housing programs, and to promote interaction and coordination among the many agencies and entities involved in providing affordable housing. To do this successfully, the MDOC established the Housing Assistance Bureau as the lead agency to carry the responsibility for development of future CHAS planning, and for the management and coordination of many housing programs, including the HOME Program.

Another avenue the State wishes to explore in greater detail is coordination with the private sector. Many banks, savings and loans, and other financial organization involved in housing are interested in taking advantage of federally assisted housing improvement programs in order to meet requirements of the federal Community Reinvestment Act (CRA). One federally assisted program is the Montana Community Development Block Grant (CDBG) Program, where local governments apply for grant funds in annual competition to fund housing projects involving the rehabilitation of homes owned or rented by low- or moderate-income families, along with activities to improve the neighborhood in which the housing rehabilitation is taking place. CDBG funds can play a key role in leveraging. Following a plan such as this helps to create a pool of funds for rehabilitation loans at below market interest rates.

MDOC will continue communicating and coordinating activities with other agencies throughout the year. This will assist in identification of areas for which further communication and cooperation may be needed, and help identify gaps in the institutional provision of services. Activities have included application workshops for CDBG funding, information dissemination

regarding the Community Reinvestment Act, advice to non-profit entities on how to become certified as a Community Housing Development Organizations (CHDOs), and support for other entities in their application processes for funding from various programs.

MDOC recognizes that housing policy and housing program responsibilities are often fragmented across a variety of agencies and organizational entities throughout both the state and federal government. To aid in resolving these complications, MDOC will continue to support the housing team comprised of government and citizen participants to aid in directing and solving housing problems facing the state. Creation of the intergovernmental advisory committee greatly facilitates statewide coordination and delivery of housing programs. Furthermore, the last Montana legislature enacted House Bill 581, which created a State Housing Task Force. The governor recently appointed members of that task force, who will study issues related to affordable housing in Montana, and will report its findings and recommendations to the legislature.

The Housing Assistance Bureau, organized under the Local Government Assistance Division of MDOC, was authorized to develop, implement, and manage the HOME Program. The position of program manager was advertised, and a manager was selected. Several other positions were created; these included two HOME program officers, one CHAS coordinator, and one program assistant. The hiring process has been completed for the two positions.

The Community Reinvestment Act (CRA) has stimulated the involvement of for-profit organizations in the provision of affordable housing. One example is the Community Home Ownership Program of Norwest Bank. Ten million dollars has been allocated by Norwest Banks in Montana and Wyoming to be used for home mortgage loans. The loans are available to people in Norwest Bank-designated market areas in Montana for purchasing single family, owner-occupied residential units. The bank's program provides a low down payment, no discount points, low loan origination fees, and competitive interest rates on home mortgage loans. The loans are available only to families earning no more than 115 percent of the HUD-determined median income for the particular area, but can be no more than \$30,000. These benefits help make home ownership possible for some low- and moderate-income Montanans.

INTERAGENCY COOPERATION AND COORDINATION

The development and initiation of the HOME Program was not the sole component of the CHAS development process. MDOC has other institutional concerns, such as the integration and coordination of its programs with other possible solutions to affordable housing.

For example, many banks, savings and loans, and other financial organizations involved in housing are interested in taking advantage of federally assisted housing improvement programs in order to meet the requirements of the Federal Community Reinvestment Act (CRA). Two federally assisted programs are the Montana CDBG and HOME programs. CHDOs and local governments can apply for HOME funds to assist in providing additional affordable housing. Local governments apply for CDBG funds to use for housing projects involving the rehabilitation

of homes owned or rented by low or moderate income families and other activities to improve the neighborhood in which the housing rehabilitation is taking place. CDBG funds have played a key role in "leveraging," using CDBG dollars to attract private dollars by creating a pool of funds for rehabilitation loans at below market interest rates.

MDOC also has been communicating and coordinating activities with other agencies throughout the entire year. This assists in the identification of areas for which further communication and cooperation may be needed, and helps to identify gaps in the institutional provision of services. Activities have included application workshops for CDBG and HOME funding, information dissemination regarding the Community Reinvestment Act, technical assistance workshops and publications, advice to non-profit agencies and prospective non-profit entities on how to become certified as Community Housing Development Organizations (CHDOs), and support for other entities in their application processes for the funding of various programs.¹⁶

OVERCOMING GAPS -- ASSESSMENT AND ACTIONS

Over the past, the institutional structure for carrying out the delivery of housing programs and services was very fragmented. This occasionally led to confusion and unwitting competition between programs and service providers. Too often, guidelines and procedures were overly complex. This condition created some gaps in the delivery systems.

Currently, with consolidation of program responsibilities in the Montana Department of Commerce (MDOC), many of the gaps have disappeared. Furthermore, MDOC continues to build its capability as the sole-source information clearinghouse as related to all housing programs and services.¹⁷ This action is designed to further allay confusion and unwitting competition in program and service delivery systems.

However, there remains a significant gap in the delivery of housing services that may get worse over the five year period: resources are inadequate to completely address housing need, as evidenced by the size of the State's Section 8 waiting list. Two sets of actions are planned. One relates to current Fair Market Rents (FMRs). Effective October 1, 1993, many Montana communities experienced a nearly \$100 per month decline in the FMRs. This will tend to have dire consequences on individuals and families. MDOC intends to track whether this newly created gap in housing policy will increase the incidence of homelessness. MDOC sees this as potentially creating additional and undue burden on already taxed Montana programs and delivery systems. The second relates to the governor's appointment of a Housing Task Force. The task force is charged with suggesting resource and program solutions for legislative approval during the next regular legislative session.

¹⁶ For example, the Community Development Bureau assisted the City of Kalispell in forming an alliance with the Federal Home Loan Bank of Seattle. The bureau's role was to emphasize the widespread strength that the program had throughout the state and MDOC.

¹⁷ All service and program inquiries should be directed to Ms. Mary Trankel, Montana CHAS coordinator (406) 444-0095, in Helena.

E. LOW INCOME HOUSING TAX CREDIT (LIHTC)

The Low Income Housing Tax Credit (LIHTC) is available under Section 42 of the Internal Revenue Code of 1986. The credit is a federal income tax credit for owners of qualifying rental housing that meets certain low-income occupancy and rent limitation requirements.

Except for certain buildings substantially financed with tax-exempt bonds, an owner must first obtain a credit allocation from the appropriate state agency before claiming the tax credit. The amount of tax credit that may be allocated annually for housing within each state is limited to \$1.25 per state resident. The Montana Board of Housing allocates the tax credit.

The tax credit is available for residential rental buildings that are part of a qualifying low-income project. The rental units must be available to the general public. Residential properties ineligible for the credit generally include transient housing (housing initially leased for less than six months), buildings of four units or less that are occupied by the owner or a relative of the owner, nursing homes, life care facilities, retirement homes providing significant services other than housing, dormitories, and trailer parks.

The tax credit is used in conjunction with the acquisition and substantial rehabilitation or construction of qualifying residential rental housing. Gross rent for each low-income unit cannot exceed 30 percent of the applicable income ceiling. Gross rent includes rent paid by the tenant, including utility costs, but excludes Section 8 or other federal rent subsidies. If the tenant pays utilities directly, the minimum rent is reduced by a utility allowance.

The LIHTC Program facilitates the provision of affordable housing to the residents of Montana. Project selection criteria include projects serving low-income tenants, projects located in distressed or hard-to-develop areas, projects that meet the area's housing needs and priorities, projects serving tenant populations with special housing needs, and projects in areas with long waiting lists for assisted housing.

F. PUBLIC HOUSING RESIDENT INITIATIVES

The State of Montana has no public housing directly under its control. Therefore, it offers no Public Housing Resident Initiatives or management discussion. However, the State feels that conversion of public housing to owner-occupied housing is desirable, as long as the number of public housing units expands accordingly.

G. LEAD-BASED PAINT PROGRAM BEING FORMED

Montana programs related to control of lead-based paint hazards are in their infancy at the present time. The Montana Department of Health and Environmental Sciences (MDHES) has requested funds in the amount of \$340,928 from the Department of Health and Human Services Centers for Disease Control under the State and Community-Based Childhood Lead

Poisoning Prevention Program. Funding for the program's first year has been secured. Funding for subsequent years is contingent upon the initial success of the program. The funds will be used for the Montana Childhood Lead Poisoning Prevention Program. This program will be initiated by the Butte-Silver Bow Health Department, under contract to MDHES.

The Montana Childhood Lead Poisoning Prevention Program will entail the creation of local programs within communities thought to have the highest at-risk population: Great Falls and Missoula. The program would eventually incorporate other major cities not served, and provide access for rural areas through its urban programs. Activities for the first year include the launching of a statewide education and outreach effort, organizing the program in Missoula and Great Falls, and demonstrating a rural outreach model to access areas of southwestern Montana through the existing program in Butte. The first six months would be spent in selecting and training community staffs and launching the education program in each area. Screening, environmental assessments, and environmental and medical management would begin after the first six months.

Long-term funding for the program could be provided through a fee system for both screening and environmental assessment. The fees would begin in the second year of the program, since Butte program staff has found that fees deter parents from having their children tested unless a definite need has been established. Other potential sources for funding are private and public community resources.

In addition to the Childhood Lead Poisoning Prevention Program, the Occupational and Radiological Health Bureau in the State Department of Health is in the early stages of creating a program to certify training courses for workers, supervisors, and inspectors of lead-based paint evaluation sites. They are currently studying the programs in place in other states and developing a funding proposal. By spring 1994, the EPA intends to have a set of regulations in place to guide the certification process for training courses.

HIGH RISK AREAS

The Butte Lead Program staff developed a process to identify areas of high risk for lead poisoning of children. Seven Montana cities were ranked according to the following indicators:

- percentage of children in the age group 0-5 assigned poverty status;¹⁸
- total number of children in age group 0-6;
- poverty rate; and
- percentage of homes built prior to 1960.

A score of 1 indicated the highest risk, 7 the lowest. Great Falls and Missoula, the cities with the lowest scores, were identified as high risk areas. Butte also demonstrated a high risk

¹⁸ While the target age group is 0 to 6, data related to poverty status by age group is presented in five-year increments.

but the city has a program already in place. Table 2.29, on the following page, presents the scores of each city.

Pre-1940 housing units, those most likely to contain lead-based paint, make up 17.1 percent of the total housing units in Montana. Of those units built before 1940, 25.4 percent are occupied by very low-income renters. Older rental units have higher rates of lead poisoning than do pre-1940 owner-occupied units. Of all renter households, about 58,010 are estimated to have lead-based paint. For owner-occupied households, 92,189 are estimated to have lead-based paint. This is not an indication of the number of households exposed to lead-based paint hazards; it is merely an indication of those most at risk. The findings of the initial Superfund-related study conducted by the Butte-Silver Bow Health Department, when applied to the state, indicate that approximately 8,500 children in Montana may currently be at risk of lead poisoning.

TABLE 2.29
DATA FOR IDENTIFYING HIGH RISK AREAS

COMMUNITY	% CHILDREN 0-5 BELOW POVERTY	RANK	CHILDREN 0-6	RANK	POVERTY RATE	RANK	% HOUSES BUILT PRE-1960	RANK	TOTAL RANK
Billings	15.5%	6	8,459	1	12.7%	6	39%	6	19
Bozeman	23.3%	1	1,814	6	20.6%	1	42%	5	13
Butte	19.1%	4	3,227	4	15.0%	3	66%	1	12
Great Falls	20.4%	3	5,856	2	13.9%	4	52%	2	11
Helena	17.5%	5	2,374	5	11.0%	8	52%	3	20
Kalispell	14.2%	7	1,141	7	13.8%	5	17%	7	26
Missoula	23.2%	2	3,994	3	17.5%	2	50%	4	11

OTHER CURRENT PROGRAMS

East Helena has a lead program that is relatively small, screening approximately 50 children annually in the East Helena area only. The program is funded by ASARCO and is part of the Lewis and Clark County Health Department.¹⁹ Statistics relating to the East Helena Lead Program's blood screening activities are presented in Table 2.30, below.

TABLE 2.30
BLOOD SCREENING IN LEWIS AND CLARK COUNTY
OCTOBER 1991 THROUGH NOVEMBER 1992
(in µg/dL)

	<5	5-9	10-14	15-19	20+
Results of Children Screened	11	7	6	-	-
Results of Children Monitored ²⁰	1	5	7	2	-

The Butte Childhood Lead Poisoning Prevention Program, mentioned above, is a comprehensive program funded by the Atlantic Richfield Corporation (ARCO). The Butte

¹⁹ The East Helena Lead Program began in conjunction with an overall environmental investigation associated with area smelting activities.

²⁰ Monitoring is to evaluate status of previously established elevated levels.

program began as a result of Superfund-related activities and is part of the Butte-Silver Bow County Health Department. The \$116,000 supplied annually by ARCO is used to support two full-time staff positions as well as screening activities, lab support, and environmental investigations. The Butte program has screened approximately 1,000 children in its first two years of operation. Under contract to MDHES, the Butte Lead Program coordinator and clinical technician have begun two days of preliminary statewide screening in each of 12 counties. The data from that sampling are presented in Table 2.31, on the following page.

TABLE 2.31
BLOOD LEAD LEVELS IN CHILDREN
OCTOBER 21, 1992
(in $\mu\text{g}/\text{dL}$)

County	<5	5-9	10-14	15-19	20+
Beaverhead County	19	14	3	0	0
Cascade County	17	14	5	2	0
Deer Lodge County	9	10	0	0	0
Jefferson County	0	1	2	0	0
Lake County	0	0	0	0	0
Madison County	3	2	1	1	0
Missoula County	27	7	1	0	0
Powell County	26	12	1	0	0
Ravalli County	0	0	1	0	0
Silver Bow County ²¹	80	88	52	12	2
Yellowstone County	19	20	1	0	0
TOTAL	200	168	67	15	2

The Butte program includes a Lead Levels Advisory Committee with representatives from county government, the private non-profit sector, the local university, physicians, and citizens. The model set up with this committee is intended to be used for the statewide program.

The community program began as a result of concerns about lead contaminants in the soil from mining and smelting activities in southwestern Montana. Initial findings of attempts to study the mining-lead contaminants issue in the Butte area have suggested that lead-based paint poses a greater threat than mining contaminants. Therefore, Butte's local program on lead poisoning prevention now focuses on housing-related lead hazards rather than mining-related hazards.

H. MONITORING STANDARDS AND PROCEDURES

i. PROJECT ADMINISTRATION

Recipients under Montana's housing assistance programs are responsible for administering their projects in accordance with all applicable federal and state statutory and regulatory requirements. The Department of Commerce has the responsibility of ensuring that grantees carry out their projects in accordance with these requirements. Several key federal requirements pertaining to project monitoring and progress report include:

²¹ Blood lead levels were averaged for clients having multiple venipuncture specimens.

Section 104(d) of the Federal Housing and Community Development Act and 24 CFR 570.498. The Act and HUD regulations require the submittal of a performance and evaluation report to HUD before October 1, annually, by MDOC. Among other issues, the report must describe the status of all those projects funded through the Montana Community Development Block Grant Program which have not been administratively closed out, include the extent to which each project has benefitted low and moderate income persons.

Section 104(e) of the federal Housing and Community Development Act. The Act requires MDOC to monitor each of the recipients to ensure that the recipient:

- has conducted activities in a timely manner;
- has complied with the provision of the federal Housing and Community Development Act and all other application laws;
- has the continuing capacity to carry out its activities in a timely manner.

24 CFR 570.497. HUD regulations require MDOC to establish record keeping requirements sufficient to demonstrate that Montana's CDBG recipients are administering their projects in compliance with the provisions of the federal Housing and Community Development Act and all other applicable laws.

Office of Management and Budget Circular A-102, Attachment I. The Office of Management and Budget requires MDOC to constantly monitor its recipients "to assure that time schedules are being met, projected work units by time periods are being accomplished, and other performance goals are being achieved."

Project monitoring is the department's primary method for determining whether a project is in compliance with state and federal requirements. It is the department's goal to assist and support grantees in complying with applicable state and federal requirements and in successfully implementing their project activities from start-up through closeout of the project. During the course of the local project, MDOC will monitor each grantee through written progress reports and periodic on-site visits, so that any problems that might occur can be resolved as quickly and as easily as possible.

The federal Housing and Community Development Act, the Cranston-Gonzales National Housing Affordability Act, and HUD guidelines require the MDOC to determine whether its recipients:

- are complying with requirements of the program and other laws and regulations;
- are carrying out their project activities as described in their applications and contracts;
- are carrying out their project activities in a timely manner, in accordance with adopted project implementation schedules;
- are charging costs to the projects that are eligible uses of funds and consistent with the approved project budget; and
- are conducting the program in a manner that minimizes the opportunity for fraud, waste, and mismanagement.

Grantees are required to maintain complete financial and project files, to comply with CDBG reporting requirements, and to make their records available to authorized agents of the state or federal government. Representatives of the department must be provided reasonable access, during normal business hours, to all books, accounts, records, reports, and files

pertaining to funded activities. Grantees must also provide all citizens with reasonable access to records regarding the use of the funds.

In addition to reviewing the project progress reports submitted with requests for funds, the MDOC liaison will schedule at least one on-site monitoring visit for each grantee. Most projects are monitored twice: first after start-up, second during actual implementation or construction activities. Monitoring visits usually involve a two-day visit to the community to review records, inspect the community's progress in completing the project activities, and meet with the project manager and local officials. On-site monitoring is a structured review conducted by the MDOC program officer at the location(s) where project activities are being carried out and/or where project records are maintained. MDOC staff use a formal monitoring guide, with checklists that cover the key requirements discussed herein, as the format for their review of local projects.

Prior to a monitoring visit, the MDOC liaison will contact the project manager concerning the timing and scope of the monitoring visit. Each monitoring visit normally includes an entrance and exit conference. If it is inconvenient for local officials to schedule an entrance conference, the MDOC liaison will ensure that, at a minimum, an exit conference takes place. The entrance conference is designed to outline the scope of the monitoring visit. The exit conference provides an opportunity to meet with local officials and staff to review and discuss any outstanding issues identified during the first visit, both positive and negative. As part of that review, the MDOC liaison will describe his or her tentative conclusions and indicate the level of concern assigned to a particular issue and the reason for the concern. In particular, the MDOC liaison will discuss those issues that he or she intends to address in written monitoring comments. In many cases, by thoroughly discussing a potential problem, MDOC staff are able to determine that there is a reasonable explanation for a particular circumstance or question. Since the overall goal of the MDOC liaison is to assist grantees in achieving timely and effective grant management, every effort will be made to informally resolve or clarify minor monitoring concerns during the exit conference.

Within 30 days following the monitoring visit, the MDOC liaison will provide written monitoring comments to the grant recipient. Copies of the letter will be sent to both the chief elected official and the project manager. The monitoring letter will contain the following general elements:

- a description of each major area the monitoring visit covered, files review, who conducted the review and the date it occurred;
- a brief description of the statutory or regulatory requirement at issue and an explanation of the documentation examined pertinent to the requirement;
- the conclusion the reviewer has reached; i.e., satisfactory performance, a "concern", a "question of performance," or a "finding"; and
- a statement that describes the basis for the conclusion.

Within the scope of a monitoring review there are potentially three levels that may be assigned to a particular issue, if the grant recipient's performance is considered less than satisfactory:

CONCERN

When an MDOC liaison raises an issue that does not involve a statutory or regulatory requirement but may involve recommending a management or program improvement, it is considered a "concern". A modification of an administrative procedure or policy is suggested but is not required. No response by local officials is required.

QUESTION OF PERFORMANCE

If the monitoring review raises a question regarding whether a violation of a statutory or regulatory requirement has occurred, the MDOC liaison will first informally discuss the review results with local officials to determine if a violation has occurred. If a determination cannot be made during the exit conference, the MDOC staff may conclude that there is still a "question of performance," and may request that additional information be provided within a 30-day period in order for the Department to determine whether a violation has, in fact, occurred. A final determination regarding the issue under question will be made within 30 days of the grant recipient's response.

FINDING

When a monitoring review of a grant recipient's performance reveals a specific, identifiable violation of a statutory or regulatory requirement about which there is no question, the MDOC liaison will make a "finding." A written response regarding the grantee's proposed actions to correct the situation is required within 30 days of the date of the MDOC liaison's monitoring letter.

Three possible corrective actions are allowed: prevent a continuance of the violation; mitigate any adverse effects or consequences of the violation to the extent possible under the circumstances; and prevent a recurrence of the same or a similar violation.

There may be a number of acceptable solutions for resolving a violation. The grantee is allowed to respond to each problem with any reasonable and adequate solution of its choice. The adequacy of a corrective action will be determined by MDOC. At all times, MDOC staff will offer any necessary technical assistance to grantees to avoid or resolve any monitoring findings.

ii. AFFIRMATIVELY FURTHERING FAIR HOUSING

Title VIII of the Civil Rights Act of 1968, also known as the Fair Housing Act, states that it is the policy of the United States to prohibit any person from discriminating in the sale or rental of housing, the financing of housing, or the provision of brokerage services, including in any way making unavailable or denying a dwelling to any person, because of race, color, religion, sex, national origin, handicap, or familial status. Recent case law has demonstrated that a city can be held liable for violations of the Fair Housing Act if it acts with the intent and effect of keeping housing segregated. Examples of specific actions that have been found to demonstrate such intent include:

- refusing to adopt a fair housing ordinance;
- rejecting all opportunities for low and moderate income housing development; and
- adopting strict building and land use ordinances that make low and moderate income development impractical.

In addition, a Connecticut court decided that local elected officials could not be excused from violating fair housing laws because of public opposition to a project that affirmatively furthered fair housing. Therefore, it is very important that communities be made aware of the Fair Housing Act and the meaning of equal housing opportunity.

The role of the State of Montana has been to promote fair housing policies and practices. The Community Development Block Grant (CDBG) and Home Investment Partnerships (HOME) staff members have taken active steps to inform, encourage, and enforce fair housing practices among their grantees. When local governments submit CDBG or HOME applications to the State, they must include an assurance, signed by the chief elected local government official, that they will comply with federal fair housing laws if they receive the grant.

Once a grant is received, the local government grant recipient is required to affirmatively further fair housing in several ways. The Montana CDBG and HOME Grant Administration Manuals give grantees guidance on specific affirmative steps that should be taken to further fair housing. The manuals also lend guidance on determining whether housing discrimination may be a problem in an area. The following questions should generally be considered:

- Do all or most of the minorities in the community live in one neighborhood?
- Does it appear that realtors are hesitant to show minorities rental or ownership units in certain areas of town, subdivisions, or apartment complexes?
- Is there evidence that local financial institutions consistently fail to provide mortgage money or home improvement loans in certain areas?
- Do landlords rent to single-parent households?
- Does the community assist people who believe they have encountered housing discrimination?

Grantees are required to pass a fair housing resolution to demonstrate a "good faith effort" to comply with fair housing laws. This resolution must be publicized and promoted within the community. Grantees are encouraged to display fair housing posters in conspicuous places.

CDBG and HOME staff members follow up on these requirements to see if they have been met by grantees. When staff members monitor a project on site, they check for evidence of a fair housing resolution, fair housing posters, and other grantee efforts to affirmatively further fair housing. Grantees are also required to document their fair housing efforts for the final project close-out.

The Human Rights Commission of the State of Montana sponsored a series of Fair Housing Compliance Workshops to inform members of the housing industry, landlords, and tenants of their responsibilities regarding fair housing laws. Workshop topics included the following: a summary of fair housing laws, description of persons and groups who qualify for protection under those laws, examples of unfair housing practices, and examples of how to qualify prospective renters while maintaining compliance with fair housing laws.

SECTION III - ANNUAL PLAN

SUMMARY OF MONTANA'S HOUSING DIFFICULTIES

Housing needs across the state of Montana vary widely. The extreme diversity in available housing, the age of the housing stock, and the overall range in population density complicate assessments of the degree and type of need. There is a broad array of housing availability, affordability, and suitability problems across Montana. Simply treating the symptoms of the malady will not be sufficient to solve the problems. Resources do not appear to be adequate to deal with all the housing needs and requirements that plague the state.

The difficulties are becoming more structural for low-income households and families and have spread to nearly all income groups, except the wealthy. Regardless of the overwhelming demand for affordable housing, Montana will be implementing programs and delivering services to in-need populations around the state, attempting to initiate a process that will at least minimize the state's housing problems. The general goals are to:

- Expand the supply of decent and affordable housing, particularly rental housing, for low- and very low-income Montanans. This includes making existing rental housing affordable through tenant-based rental assistance.
- Strengthen the abilities of state and local governments to design and implement strategies for achieving adequate supplies of decent, affordable housing for all Montanans.
- Provide both financial and technical assistance to local government and non-profit entities, including the development of model programs for affordable low-income housing.
- Extend and strengthen partnerships among all levels of government and the private sector, including for-profit and nonprofit organizations, in the production and operation of affordable housing.

With these broad-based goals in mind, Montana anticipates supporting any and all programs that address housing needs throughout the state.

INSUFFICIENT HOUSING AVAILABILITY

Lack of available housing is a problem that requires resolution; nothing is available for low- and moderate-income Montanans in most parts of the state. If housing is available, it tends to be of substandard quality. Since the 1990 Census was taken, Montana's major cities have experienced a dramatic increase in population that is driving up the demand for housing; prices are following demand accordingly.

In cities such as Kalispell, Missoula, Bozeman, Helena, and Billings, in-migration is often comprised of higher income persons who are in a better position to purchase land and buildings than many current state residents. Of those Montanans who can afford housing, many

resign themselves to acquiring lower-quality shelter due to the encroaching housing shortage. Low-income Montanans lose housing options. People fear becoming homeless because they can no longer afford housing in their area, whether rented or owned. The homes currently being constructed are the more expensive, up-scale homes. Little, if any, construction activity has created affordably priced homes and rental property in the last several years. Within the next few years, Section 8 waiting lists administered by the state are expected to swell by about 65 percent, to over 10,000 people.

ABSENCE OF HOUSING AFFORDABILITY

Housing affordability varies widely around the state, but it is typically a severe problem in more urbanized areas. Rural and sparsely populated regions of Montana tend to experience dual problems with housing shortages and poor quality. Because of the tight market and general lack of home building, prices for both homes and rental units have risen sharply in the last year.

There is a large gap between what the market is supplying and what people can afford. Some Section 8 landlords are increasing rents at annual review, citing prevailing markets, rates, taxes, and sewer increases. Other Section 8 landlords are simply leaving the program for the private rental market, which provides wider profit margins, citing HUD limitations on rent increases and use of vouchers and certificates as the reason.

INADEQUATE HOUSING SUITABILITY

A major problem pertains to the structural and physical integrity of the housing stock. Although many people live in their own homes, incomes are not high enough to maintain them. Physical deficiencies are of great concern in many housing units across the state. A portion of the housing stock is 100 years old and built on sandstone foundations. Many structures also tend to have old, inadequate electrical wiring and gas vented chimneys used for wood stoves. Most older homes are poorly insulated. Particularly troubling for the large stock of Montana's older homes is the prospective risk of lead-based paint hazards. Nearly two-thirds of Montana's housing stock could be affected, although low-income rentals present the greatest risks.

Lack of return on investment is a major problem for landlords of housing units that need rehabilitation. Landlords do not want to lose their present tenants, but are also reluctant to borrow money and incur debt when they cannot afford to evict tenants or raise the rents to meet the debt service.

LACK OF HOUSING ACCESSIBILITY

Under the Americans with Disabilities Act, housing accessibility has become a visible need across the state. Accessibility is a problem unless a unit is specifically built for people with disabilities. Modifications are often difficult and expensive, and must be completely removed when the tenant leaves (according to the ADA). Most people with disabilities cannot afford to do this, and landlords do not want the inconvenience or cost of constant remodeling.

MONTANA'S ANNUAL PLAN STRATEGY OBJECTIVES SUMMARY

While all housing difficulties fall into one (or more) of the four problem areas described above, the exact circumstances faced by Montana's communities are as diverse and widespread as the state's geography. A combination of population in-migration, intrastate migration, and an economy undergoing structural change has had a dire effect on Montana's housing situation. Since the 1990 Census was taken, the cost of housing has risen dramatically; available, affordable housing for the very low-income, low-income, and moderate-income population has disappeared in many areas of the state. In other parts of the state, existing vacant housing needs maintenance, causing an overall decline in the suitability and quality of housing. No single prescriptive approach to solving Montana's housing problems is applicable on a statewide level. Montana's strategy, applicable statewide, is designed to address the four problem areas, but is comprised of many pieces. These are itemized below, and summarized immediately thereafter. The strategy objectives are:

- Relieve the shortage of available housing stock;
- Increase the stock of rental units, especially assisted units;
- Promote capital formation to build an adequate number of affordable housing units;
- Increase the ability of low- and moderate-income households to buy homes;
- Increase resources to finance housing maintenance and improvements;
- Better define and explain housing assistance programs;
- Work to ensure fair housing compliance;
- Assist in securing adequate resources to meet the needs of persons requiring supportive and transitional services to help them acquire permanent housing;
- Assist in securing adequate resources to meet the supportive service needs of the homeless;
- Assist in securing additional funding and resources to increase capacity and counseling services for runaway youth;
- Increase accessibility of Montana's housing stock for the disabled;
- Increase energy efficiency of Montana's low-income housing stock; and
- Increase ability of MDOC to respond to requests for technical assistance.

STRATEGIC ACTION DISCUSSION

OBJECTIVE: RELIEVE SHORTAGE OF AVAILABLE HOUSING STOCK

There is a lack of housing in Montana. The problem is especially severe for the low- and moderate-income population, especially in the western portion of the state and the more urban areas. From the long-term poor to the newly poor, the elderly, disabled, families, and young singles all face a lack of affordable housing and shelter. The largest increase in need, however, appears to be for low- and moderate-income families. The number of homeless, newly poor families has risen greatly in the last year, while the state's available, affordable housing has decreased. This increase in demand has been met with little corresponding increase in housing stock anywhere in the state, with the exception of newly constructed high-end housing.

Vacancy rates statewide average from 3 percent in some of the rural areas to zero in many urban areas, with long waiting lists the norm. Because of the shortage of all types of housing, landlords can rent their units for much higher prices. The increase in demand caused by people moving into Montana from other states prices the low-income population out of even minimum standard shelter. The deinstitutionalization of mentally disabled people, an increasing number of elderly people who can no longer maintain their own homes, and low-income people displaced by those who can afford to pay higher rents are contributing to the problem as well.

Surveyed statewide housing officials expressed the opinion that developers have no incentive to build the kinds of housing needed to ease the housing problem in Montana. There is little or no return on a builder's investment in low-income housing and a lack of zoning for multifamily dwellings. There is also a shortage of land subdivided and ready to build upon, and a severe lack of mobile home spaces. Weak statewide subdivision regulations allow the creation of subdivisions through "occasional sale" transactions. This frustrates comprehensive planning efforts, creating infrastructure problems for cities and counties.

DESIRED ACTIONS

New construction affordable to low- and moderate-income households must be initiated. Montana needs multifamily dwellings and additional public housing. Rehabilitation programs to keep existing stock from deteriorating and maintenance programs to help the elderly remain in their homes will be promoted. State-funded housing programs should be expanded to help build housing and provide state matches for federal programs. MDOC intends to facilitate a cooperative effort among lenders, local housing authorities, and service organizations to develop cohesive packages to compete for housing program funds. Incentives to builders will be examined. Programs such as the Low Income Housing Tax Credit Program and the Single Family and Multifamily Bond Programs will be further encouraged.

Within the next fiscal year, MDOC expects to release a set of model zoning and land use policies that encourage affordable housing. Furthermore, governments will be encouraged to review local land use policies to determine whether they are exclusionary with respect to certain types of affordable housing.

OBJECTIVE: INCREASE STOCK OF RENTAL UNITS, ESPECIALLY ASSISTED UNITS

Public Housing Authorities (PHAs) in Montana have not been able to keep up with the demand for affordable rental housing for low-income persons. Waiting lists in the major cities are extremely long, especially for families. The state-administered Section 8 waiting list is anticipated to exceed 10,000 within the next few years. Furthermore, during the July 1992 regional competition for rental certificates and vouchers, no rental certificates or vouchers were allocated to PHAs in Montana. Every administrator of Section 8 subsidies in the state reports growing waiting lists for family housing.

Housing officials also noted that Section 8 vouchers are issued to the tenants independent of a particular unit. The potential exists for those persons holding vouchers to take them when they leave the community. Housing officials cannot issue new vouchers locally, which results in a community less able to address its low-rent housing needs. This problem is especially difficult in rural areas where people are leaving to find employment in larger communities.

DESIRED ACTIONS

More affordable multifamily rental housing must be created. MDOC will work to facilitate rental housing programs that are directed toward the development of new units and rehabilitation of existing unsuitable units.

The Section 8 voucher system does not guarantee that the rent assistance will stay within a community, since families may take vouchers with them when they move. Periodic review of voucher distribution by HUD and the state of Montana would help determine if additional vouchers should be issued. If so, MDOC will advocate on behalf of the state.

OBJECTIVE: PROMOTE CAPITAL FORMATION TO BUILD AFFORDABLE HOUSING

There has been little new construction or rehabilitation of existing housing units in recent years. HUD noted in its June 1991 report entitled *A HUD Perspective of Montana* that a portion of this problem relates to capital scarcity:

There is little new development of apartments in the state. Refinancing of existing projects is also slow because of low market value and constrictive underwriting requirements for available programs. Importation of capital into Montana via conventional sources is scarce. Local lenders shy away from lending on government projects because of their size and the lenders' lack of knowledge about HUD programs.

Further, the 1986 Federal Tax Reform Act eliminated a number of investment incentives including the provisions effecting capital gains exclusions, accelerated depreciation and passive income issues. For example, the investment tax credit for the rehabilitation of older buildings for income purposes including multifamily housing has been severely impacted. The Montana State Historic Preservation Office, which manages the program, notes that the number of projects has diminished sharply since 1986.

Often real estate development financing is derived through the use of limited partnerships. The investment incentives for limited partnerships were all but eliminated through provisions in the 1986 Act. This has resulted in the development of fewer multifamily units aimed at benefiting low-income Montanans. According to the Montana Building Industry Association, the loss of federal tax incentives associated with multifamily construction in 1986 is now resulting in a serious rental housing shortage in a number of Montana jurisdictions.

Some areas of the state cited higher "outside" costs as a contributing factor to the lack of development of multifamily units. These include infrastructure development, service hook-ups, and compliance with various local land use regulations.

However, all agreed that the overriding issue has been the loss of important federal incentives that guarantee an adequate rate of return for the development of multifamily housing.

In many areas, especially those where there is a high demand for all types of rental housing (college communities, tourism communities, and communities that offer regional medical and social services), housing officials noted that fair market rents under the Section 8 program were too low to be of interest to private developers.

The recent lowering of HUD Fair Market Rents (FMRs) could make this situation worse. FMRs are often already below the non-subsidized rents charged in a community.

DESIRED ACTIONS

Since permanent acceptance of the Low Income Housing Tax Credit has passed, MDOC is in a better position to provide information to investors for the purposes of helping them to develop affordable housing.

Also, recent legislation (SB 215) passed by the Montana Legislature allows a county or a municipality to donate tax deed land to nonprofit corporations for the construction of affordable residential housing. These resources must now be located and encouraged for the development of affordable housing units. Private developers need to be assured of an adequate return on their investment.

OBJECTIVE: INCREASE ABILITY OF LOW AND MODERATE INCOME HOUSEHOLDS TO BUY HOMES

Many low-income families currently living in rental housing would like to move into a home. The monthly mortgage payment may be lower than rental costs in a non-subsidized unit, but many people lack sufficient funds for the down payment and closing costs. A second complication relates to the type of housing selected by the lower income household. In order to qualify for participation in various programs (e.g., Montana Board of Housing, FHA, VA) the house itself must be qualified. Some of the available housing is too high-priced to qualify for Board of Housing or federal programs. Buyers are having difficulty finding a qualified house that they can afford.

DESIRED ACTIONS

The newly established HOPE and HOME programs will provide new sources of funds to assist first-time homebuyers in securing affordable housing. MDOC will continue to efficiently administer these programs.

The Montana Board of Housing 203(k) program, which assists home buyers in making repairs to homes so that the housing unit qualifies for mortgage assistance, could be more widely utilized. The loan limitations contained in the program could be reviewed to reflect inflationary

effects on the cost of renovation and compliance work. MDOC will work to expand this program's effectiveness.

OBJECTIVE: INCREASE RESOURCES TO FINANCE HOUSING MAINTENANCE AND IMPROVEMENTS

Funding is limited for improvements to homes and rental units, especially for elderly persons, persons who require special modifications for disabled access, those experiencing high energy costs, and for people living in homes that are in violation of building codes. This violates Montana's policy of securing a suitable housing stock.

DESIRED ACTIONS

Homeowners, renters, and landlords need education programs that teach them how to recognize seemingly small problems needing attention and how to repair them. Many lack knowledge of available programs such as Board of Housing's Reverse Annuity Mortgage Program. This program allows senior citizens to tap into their home equity to secure resources for maintenance. Long-term housing rehabilitation loan funds could be made available through other avenues as well. All these should be made available to low income households.

The state could identify programs to assist elderly persons who wish to stay in their own homes, including community projects that employ persons to make needed repairs. CDBG funds may be used to leverage private dollars to establish revolving loan/grant funds. Under such a program, public and private funds could be made available to senior homeowners for repairs. As with the Reverse Annuity Program, the loan would be repaid when the house was sold.

OBJECTIVE: SIMPLIFY HOUSING ASSISTANCE PROGRAMS

Paperwork and documentation requirements for housing assistance programs are complex, detailed, and stringent, and personnel needed for such activities are very limited. Perceptions are that rules, regulations, and available funds are too program-specific and difficult to properly target. Housing programs are run as separate, categorical programs with no comprehensive mechanism to combine programs to fit client's varied needs.

DESIRED ACTIONS

MDOC will encourage agencies to coordinate program implementation efforts and pool their resources. The MDOC Housing Information Clearinghouse will include all active programs in the state and federal government, all housing assistance facilities, and will include contact names and program descriptions. This process will encourage a single-source information data base, which Montanans may access, upon request.

MDOC will work to provide simpler program access and administrative procedures for the housing programs it administers. The CHAS Steering Committee will inspect and

recommend options for enhancing efficiency and practicality in program administration. The CHAS process is intended to bring federal, state, and local governments together with citizens and the private sector to help develop a coordinated state housing plan.

A computerized data base that identifies all disabled accessible living units in the state would provide valuable information to disabled persons, housing managers, and other housing advocates. Housing discrimination continues to be a significant obstacle for people with disabilities. It has been suggested that programs to test for discrimination be expanded and housing development projects be monitored for compliance with federal statutes regarding the number of accessible units.

OBJECTIVE: WORK TO ENSURE FAIR HOUSING COMPLIANCE

With rental units full and tenants experiencing difficulty with suitable housing, it has become easy to discriminate against the poor, the physically disabled, the mentally disabled, Native Americans, and the elderly. Landlords can, and do, pick and choose to whom they will rent. Sexual harassment and unwarranted eviction have been reported.

DESIRED ACTIONS

The general public, landlords, and tenants alike need to be better educated on fair housing practices. The state needs to affirmatively further fair housing practices in whatever way it can. Violations of fair housing practices need to be reported and handled in an effective manner. MDOC will continue to ensure that fair housing regulations and requirements will be enforced under each project it approves.

OBJECTIVE: SECURE ADEQUATE RESOURCES FOR PERSONS REQUIRING SUPPORTIVE AND TRANSITIONAL SERVICES

Homeless individuals and families and persons with disabilities require supportive services in conjunction with the provision of affordable housing. In particular, those persons with non-mobility-related disabilities often require extensive special services, particularly those who are chronically homeless, chemically dependent, or mentally disabled.

DESIRED ACTIONS

Preventative measures to keep people in their homes are desirable. Funds for short-term payment of mortgages until families find new employment could significantly reduce the number of homeless persons. As with other types of rental housing, incentives must be expanded to attract private dollars for the construction of additional transitional housing units. Further, the state is interested in providing housing assistance and services to those who may require it.

OBJECTIVE: INCREASE ACCESSIBILITY IN THE HOUSING STOCK

Accessibility is a critical issue for many disabled persons. Accessible housing must be developed for disabled persons. The development of capital resources is required to assist homeowners and rental unit managers in the rehabilitation of existing units in order to provide accessibility to the physically disabled. Both remedial and compensatory projects that accommodate the accessibility costs for property managers, landlords, and homeowners with disabilities are critically needed. Further, disabled renters need more assistance in rental deposits so that once units are available, initial occupancy costs are not prohibitive.

DESIRED ACTIONS

Work to promote accessible housing. Implement and utilize the Disabled Accessible Affordable Homeownership Program initiated late in FY 1993 by the Montana Board of Housing. Encourage and support all applications for Section 811 funds.

OBJECTIVE: INCREASE ENERGY EFFICIENCY IN THE HOUSING STOCK

Given the high cost of heating in Montana, it has been suggested that greater emphasis be placed on the energy efficiency of rental units to ensure lower utility costs for tenants. Multifamily projects that contain innovative heating and cooling systems emphasizing conservation should be given preference.

DESIRED ACTIONS

Expand the use of weatherization funds to cover multifamily rental units. Promote long-term solutions to the energy efficiency problem through the Energy Efficient Housing Program for New Construction. Lobby for a larger percentage of LIEAP funds to be applicable to the weatherization of low-income homes and apartments.

OBJECTIVE: DECREASE HOUSING ENVIRONMENTAL HAZARDS

A major environmental hazard affecting housing across the country is lead-based paint. Montana programs related to control of lead-based paint hazards are in their infancy at the present time. Pre-1940 housing units, those most likely to contain lead-based paint, make up 17.1 percent of the total units in Montana. Of those units built before 1940, 25.4 percent are occupied by very low-income renters. Older rental units have higher rates of lead poisoning than do pre-1940 owner-occupied units. Of all renter households, about 58,010 are estimated to have lead-based paint. For owner-occupied households, 92,189 are estimated to have lead-based paint. This is not an indication of the number of households with a lead-based paint hazard; it is merely an indication of those most at risk. The findings of initial Superfund-related study by the Butte-Silver Bow Health Department, when applied to the state, indicate that approximately 8,500 children in Montana may currently be at risk of lead poisoning.

Only two lead programs are currently functioning. East Helena has a lead program that is relatively small, screening approximately 50 children annually in the East Helena area only. The program is funded by ASARCO and is part of the Lewis and Clark County Health Department.¹ The Butte Childhood Lead Poisoning Prevention Program is a comprehensive program funded by the Atlantic Richfield Corporation (ARCO). The Butte program is part of the Butte-Silver Bow County Health Department. Funds are used to support staff positions, screening activities, lab support, and environmental investigations.

DESIRED ACTIONS

The Montana Childhood Lead Poisoning Prevention Program entails the creation of local programs in communities with the highest at-risk population: Great Falls and Missoula. The program will eventually incorporate other major cities not served, and access rural areas through the urban program. Activities for the first year include launching a statewide education and outreach effort, organizing the program in the two targeted cities, and demonstrating a rural outreach model by accessing areas of southwestern Montana through the existing program in Butte. The first six months would be spent in selecting and training community staffs and launching the education program in each area. Screening, environmental assessments, and environmental and medical management would begin after the first six months.

The Montana Department of Health and Environmental Sciences (MDHES) has requested funds under the State and Community-Based Childhood Lead Poisoning Prevention Program. The funds will be used for the Montana Childhood Lead Poisoning Prevention Program. This program will be initiated by the Butte-Silver Bow Health Department, under contract to MDHES. A secure funding source needs to be located.

Implementation of the Lead Levels Advisory Committee should continue, with representatives from county and state government, the private non-profit sector, universities, physicians, and citizens. In addition, the Occupational and Radiological Health Bureau in the State Department of Health should complete their proposed program to certify training courses for workers, supervisors, and inspectors of lead-based paint evaluation sites.

OBJECTIVE: FURTHER THE PREVENTION OF HOMELESSNESS

Homelessness, while not as prevalent a problem in Montana as in other states, continues to grow. With several areas experiencing very high rates of unemployment, continuing low wage rates, and some industries continuing to experience difficult to adverse economic conditions, homelessness may continue to threaten many Montana citizens. Actions need to be taken to prevent others from becoming homeless.

¹ The East Helena Lead Program began in conjunction with an overall environmental investigation associated with area smelting activities.

DESIRED ACTIONS

These actions include additional training and counseling. Such actions, while not always part of housing programs, will involve local and state social service agencies in the development of transitional housing, permanent housing, and employment training. Their immediate needs relate to affordably priced permanent housing, medical health services, food, and clothing.

OBJECTIVE: FURTHER SUPPORT SERVICES FOR RUNAWAY AND HOMELESS YOUTH

As noted in the SRS survey of homelessness in the state, homeless youth were the largest group (14 of 16) that was turned away from homeless facilities during the winter count.

DESIRED ACTIONS

Alternative methods should be developed for dealing with the specific problems of homeless youth, as these groups may turn to less desirable ways to seek shelter. Montana will attempt to secure a more stable stream of funding to support services for the young. Homeless youths often suffer from behavior anomalies and may have difficulty adjusting to adulthood. Alcohol and drug treatment, emotional and mental counseling, job training, and other services are required.

A. PRIORITY ANALYSIS AND STRATEGY DEVELOPMENT GEOGRAPHIC DISTRIBUTION AND IMPLEMENTATION

Housing needs across the state of Montana vary widely. The extreme diversity in available housing, age of housing stock, and overall range in population density complicate assessments of the type and degree of housing needs. There is a broad array of housing availability, affordability, and suitability problems. The state believes that simply treating the symptoms of the malady will not be sufficient to solve the problems. Resources do not appear to be adequate to deal with the housing needs and requirements that plague the state.

Montana intends to implement its annual plan statewide (except for the entitlement areas of Billings and Great Falls), and distribute housing funds in a competitive process founded on needs identified at the local level. This means that each local entity must evaluate its needs carefully, articulate them well, present a plan to acquire program resources, and compete with other jurisdictions applying for the same scarce funds. Montana does not have sufficient resources to fulfill all requests, or to address all problems at the same time. Those organizations with the best planned and articulated applications receive funding within a competitive arena. Generally, CDBG funds will be spend in non-entitlement areas and HOME Program funds will be available statewide.

The needs identified and prioritized at the state level may not retain a similar priority rating for implementation at local levels. The statewide priority classification described herein

represents only a general indicator of anticipated applications; actual application activity by local jurisdictions may be different, as the identification and quantification of needs at the local level is incumbent upon the local community.

MDOC programs historically have been implemented on a statewide competitive basis, and entities receiving CDBG funds are now forced to draw down their allocations by 50 percent before they are eligible to apply for additional program funds. This method has been shown to disburse funds equitably throughout the state, allowing all groups an equal chance to apply for funds. Therefore, program activities associated with entitlement areas, non-entitlement metro areas, and rural areas are all represented in this housing plan.

CHAS Table 2 presents a statewide priority rating for each in-need group. These ratings are summarized in the narratives below.

PRIORITY #1 - RENTER AND HOMEOWNER HOUSEHOLDS

For the following discussion, all priority 1 categories are included, since the analysis and public comments relate to one or more of the assistance segments within these categories of very low-, low-, and moderate-income renter and homeowner households. The exceptions are moderately low income renters and very low income first time home buyers, which are each covered later. Service delivery and management systems are described by program.

i. STRATEGY IMPLEMENTATION - INVESTMENT PLAN

The state of Montana has a wide array of programs it intends to implement, deliver, or manage throughout the upcoming five-year period, as they pertain to securing affordable housing opportunities for renters and homeowners. These are briefly reviewed below. The program descriptions are followed by an overall listing by activity type.

Home Investment Partnerships Program (HOME)

The HOME program, administered by the Housing Assistance Bureau of MDOC, was created under Title II (the Home Investment Partnerships Act) of the 1990 National Affordable Housing Act. The program expands the supply of decent, affordable housing for low- and very low-income families; to build state and local capacity to design and carry out affordable housing programs; to provide financial and technical assistance to participating jurisdictions, including model program development; and to strengthen partnerships among all levels of government and the private sector in the development of affordable housing.

The program allows a wide range of eligible activities. Eligible activities include tenant-based rental assistance; assistance to first-time home buyers; property acquisition; new construction; reconstruction, relocation, or demolition; moderate or substantial rehabilitation; site improvements; and other activities to develop non-luxury housing, e.g. transitional housing.

All metropolitan cities, urban counties, contiguous units of local government, and CHDOs are eligible to apply for HOME funds under the program administered by MDOC. One percent of HOME funds is set aside for Indian tribes. A formula allocation of funds is distributed to each state and eligible city throughout the participating jurisdiction. MDOC is the participating jurisdiction for Montana, and there are no cities in the state large enough to qualify as a participating jurisdiction under HOME. Fifteen percent of funds are set aside for programs owned, developed, or sponsored by CHDOs. HOME funds are distributed on a competitive basis. All HOME funds must assist families below 80 percent of the area median income.

Contact person: Tim Burton, HOME Program Manager, Housing Assistance Bureau (406) 444-0094.

Community Development Block Grant Program

Montana administers non-entitlement CDBG funds through the Community Development Bureau of MDOC. The state makes grants only to units of general local government that carry out development activities. Montana has developed funding priorities and criteria based on three major projects: developing community development objectives; deciding how to distribute funds among communities in non-entitlement areas; and ensuring that recipient communities comply with all applicable state and federal laws and requirements. Montana's Community Development Block Grant Program is a federally funded competitive grant program designed to help communities of less than 50,000 population with their greatest community development needs. Eligible applicants are limited to general purpose local governments. All projects must principally benefit low and moderate income persons.

The basic categories for local community development projects are: housing, public facilities, and economic development. The CDBG program provides grants to carry out a wide range of community development activities directed toward neighborhood revitalization, economic development, and improved community facilities and services. Some of the activities that can be carried out with CDBG funds include the acquisition of real property; rehabilitation of residential and nonresidential properties (including special facilities for the handicapped); construction of new housing (when sponsored by a non-profit organization); provision of public facilities and improvements such as water and sewer, or solid waste facilities or and senior citizen centers; and assistance to for-profit businesses to help with economic development activities that will result in the creation or retention of jobs.

Regarding the housing category, CDBG funds are most often used to make low or no interest loans to low and moderate income facilities to allow them to rehabilitate homes in substandard condition. CDBG funds can also be used to finance or subsidize the construction of new permanent residential units where the CDBG funds will be used by a local nonprofit organization. Housing projects can include the site improvements to publicly owned land or land owned by a non-profit organization to be used or sold for new housing. Transitional housing is included. The clearance or acquisition of sites for use or resale for new housing and conversion of existing nonresidential structures for residential use are also eligible CDBG housing activities. A new eligible activity includes homebuyer assistance to expand home

ownership among low and moderate income persons. These activities include the subsidy of interest rates and mortgage amounts for low and moderate income homebuyers, financing the acquisition of housing that is occupied by the homebuyers, providing up to 50 percent of any down payment required, or paying reasonable closing costs.

The primary objective of the CDBG program is to develop viable communities by providing decent housing and a suitable living environment and by expanding economic opportunities for persons of low and moderate income. Sixty percent of the funds must be used for activities that benefit low- and moderate-income persons. Anticipated activities include:

- acquisition of property for public purposes;
- construction of public works projects;
- demolition;
- rehabilitation of public and private buildings;
- public services;
- planning activities;
- assistance to non-profits for community development activities; and
- assistance to for-profit businesses for economic development activities;

The CDBG Program will deny some activities that are ineligible. These tend to be government buildings; political activities; income payments; new housing and other facilities offering 24-hour care.

Contact person: Gus Byrom, Community Development Bureau (406) 444-4479.

HOPE 1 (Public Housing Homeownership) Program

The HOPE 1 Program is to assist in providing affordable homeownership for residents of public and Indian housing. HOPE 1 funds are available in planning and implementation grants. Eligible activities for planning grants include: replacement housing; development of resident councils; counseling; training and technical assistance; underwriting feasibility studies; preliminary architectural work; and development of security plans.

The maximum planning grant amount is \$200,000, and matching funds are not required. Mini planning grants are available. With implementation grants, a grantee can fund rehabilitation; replacement reserves; legal fees; relocation; economic development activities; and administrative and operating costs. Implementation grants fund developing the housing. There is no cap on overall grant amounts, but some eligible activities are capped. This type of grant requires non-federal matching funds. Both grant types are awarded on a competitive basis.

Resident management corporations, resident corporations, cooperative associations, public or nonprofit organizations, public bodies or agencies, Public Housing Authorities, and Indian Housing Authorities are eligible to apply for HOPE 1 grants.

Contact person: HUD-Denver, Office of Public Housing (303) 844-4762.

HOPE 2 (Homeownership of Multifamily Units) Program (Title IV)

The HOPE 2 program was authorized in subtitle B of Title IV of the National Affordable Housing Act of 1990. Program funds are to be used to assist in developing homeownership opportunities for low-income persons by providing planning and implementation grants to organizations that will help families purchase and maintain units in multifamily projects. The projects must be owned by the government, FHA-distressed, or subject to mortgages that are insured or held by HUD. Resident councils, resident management corporations, cooperative associations, mutual housing associations, public or private nonprofit organizations, public housing agencies and Indian housing authorities are eligible to apply. Joint applications may be submitted. Grants are awarded competitively. Planning grants can be no more than \$200,000, while mini planning grants may be only \$100,000. They can be used for: development of resident councils; counseling; training and technical assistance; underwriting feasibility studies; preliminary architectural work; and development of security plans.

Implementation grants must be matched with non-federal funds that are at least 33 percent of the grant amount. The maximum implementation grant is based on the present published Section 8 Existing Fair Market Rents over a 10-year period. These grants can fund: rehabilitation; replacement reserves; legal fees; relocation; economic development activities; administrative and operating costs; and acquisition.

Contact person: Lois Tressler, Office of Housing, HUD-Denver Regional Office (303) 844-4959.

HOPE 3 (Homeownership of Single Family Homes) Program

HOPE 3 provides financial assistance for homeownership. HOPE 3 implementation grants may be used for the following: acquiring and rehabilitating property; assisting first-time home buyers in purchasing housing; economic development to promote self-sufficiency of home buyers; administrative costs; replacement reserves; and home buyer outreach selection and counseling. Eligible sources for housing are single family residential properties currently owned or held by federal agencies, and state or local governments (including their agencies).

HOPE 3 eligible applicants include private nonprofit organizations, public agencies, cities, states, counties, and PHAs or IHAs in cooperation with a private nonprofit or cooperative association. Grants are awarded competitively within a regional pool. Implementation grants must be under \$3 million.

Contact person: David Jacops, Office of Community Planning and Development, HUD-Denver (303) 844-5121.

HOPE for Youth (YOUTHBUILD)

The HOPE for Youth program was created as section 164 of the Housing and Community Development Act of 1992, which added it as a new subtitle D to the 1990 National Affordable

Housing Act. Under YOUTHBUILD, the energies and abilities of youth who have dropped out of school or are in danger of dropping out would be utilized to develop permanent and transitional affordable housing for low-income families and the homeless, and to reconstruct urban neighborhoods. The program is geared toward young men and women aged 16 to 24. It provides academic and basic skills in preparation for a high school equivalency diploma and construction trades training. Half of the youth's time would be spent working and the other half would be spent in the actual construction or rehabilitation of housing under the supervision of trained and licensed construction workers. Regulations for this program are still being written.

Low-income Housing Preservation and Resident Homeownership Program (Title VI)

The Low-income Housing Preservation and Homeownership Program was authorized in Title VI of the National Affordable Housing Act of 1990. The program provides competitive grants to assure the continuation of Section 221(d)(3) and Section 236 projects, whose low-income use restrictions could otherwise expire after 20 years of the final mortgage endorsement. The grants are financial incentives to retain project-subsidized housing projects, and to encourage sales to purchasers who will keep the property for low-income persons. Resident corporations, owners of low-income housing, nonprofit organization, state or local agencies, or any entity that agrees to maintain low-income affordability restrictions may apply for funding.

Contact person: Richard Fox, Office of Housing, HUD-Denver Regional Office (303) 844-5351.

Supportive Housing for the Elderly (Section 202)

Supportive Housing for Elderly Persons provides funding to expand the supply of housing with supportive services for very low-income persons 62 years of age or older. Initial legislation authorizing this program was enacted in the Housing Act of 1959 (Section 202), and was amended in 1990 by Section 801 of the National Affordable Housing Act. Section 202 funding falls into two categories: capital advances and project rental assistance. Capital advances are to finance elderly housing that also offers supportive services. The advances are non-interest bearing, and are based on development cost limits published in the *Federal Register*. Project rental assistance covers the difference between the HUD-approved cost per unit and the amount the resident pays. Monies cannot go toward debt service. Funds can be used for acquisition, rehabilitation, new construction, rental assistance, and support services for households containing at least one person over 62 years of age. Private, nonprofit, and consumer cooperatives are eligible to apply.

Contact person: Lorin Hunt, Office of Housing, HUD-Denver Regional Office (303) 844-6261.

Section 8 Moderate Rehabilitation Program for Single Room Occupancy (SRO)

Under the Section 8 Mod Rehab SRO Program, HUD enters into annual contribution contracts with Public Housing Authorities (PHAs) in connection with the moderate rehabilitation of residential properties that will contain multiple single room dwelling units. Funds can be used

for operating expenses, debt service for rehab financing, and monthly rental assistance. Funding for the cost of unit rehabilitation must come from other sources, and units must need a minimum of \$3,000 in rehabilitation. PHAs, Indians Housing Authorities (IHAs), and private nonprofit organizations can apply for grants. For FY93, however, nonprofit organizations must subcontract with a PHA to administer SRO rental assistance. Grants are awarded in a nationwide competition on the basis of need and ability to undertake an SRO program.

Due to limited resources, HUD will only accept applications that propose to assist homeless individuals and those already living in units eligible for Section 8 assistance. In order to assure some assistance to homeless people, 50 percent of the units proposed for assistance must be vacant at the time of application submission.

Contact person: Kathryn Smouse-Hulse, Office of Community Planning and Development, HUD-Denver (303) 844-5121; George Warn, Housing Assistance Bureau, (406) 444-2804.

Energy Programs

Energy program funds are available from the Department of Energy and other agencies. Allocations can be used for rehabilitation and new construction.

A. Weatherization

Energy costs are one of the greatest demands on a low-income family's resources. During Montana's winter, these costs can exceed rental or mortgage costs. The weatherization program administered by the Montana Family Assistance Division is 100 percent funded by the Department of Energy and Department of Health and Human Services. The program is designed to help low-income persons reduce their home heating costs and to conserve natural resources. The funds are directed toward local Human Resource Development Councils (HRDCs) and tribal organizations. These organizations decide where the grant money will be spent to install energy saving measures in the homes of low-income persons. Homes are prioritized based on energy consumption.

Specific measures are decided upon after each home has had an energy audit to determine what activities would be most cost-effective. Measures include insulation, caulking, furnace repair and replacement. Labor and materials are purchased locally. By reducing overall costs, weatherization helps a family stay in their home, increasing family self-sufficiency. Income not spent on utility bills stays in the local economy, as does money spent on labor and materials.

Contact person: Jim Nolan, Family Assistance Division, Dept. of Social and Rehabilitation Services (406) 444-4546.

B. Low Income Energy Assistance Program (LIEAP)

The Family Assistance Division's Low Income Energy Assistance Program (LIEAP) is 100 percent funded by the Department of Health and Human Services. The goal of this program

is to assist low-income families in meeting the home heating costs. Funding for each household is determined using a series of matrix tables that factor the household's income, fuel type, size and type of home, and local heating degree days. Payments are made to the household's utility company. Supplemental payments are available for very low-income households. Emergency payments are allowed for unforeseen energy-related events. Up to 15 percent of the block grant may be used for weatherization activities to decrease long-term heating cost problems.

Contact person: Jim Nolan, Family Assistance Division, Dept. of Social and Rehabilitation Services (406) 444-4546.

C. Energy Efficient Housing Program for New Construction

The Energy Efficient Housing Program for New Construction is planned by the Montana Bureau of Housing and Department of Natural Resources and Conservation as a means to assist middle-income persons with payments on newly constructed energy efficient housing. It would set up a mortgage insurance pool from which funds could be drawn. FHA would insure the first \$75,500 of the loan at 5 percent interest (their maximum) and the state the rest (also at 5 percent) up to \$97,700 (the IRS-allowed ceiling on mortgages financed with BOH tax-exempt bonds). The FHA maximum mortgage level is \$85,400 in Gallatin County, \$83,600 in Missoula County, \$83,050 in Cascade and Yellowstone counties, and \$75,500 in the remaining counties.

The two loans would total 95 percent of the appraised value of the house. There would be a single monthly payment on the loans. The maximum the state would need to insure is the difference between these two amounts, or \$22,200 per house. Houses would most likely fall into the \$85,000 to \$95,000 range. Each house would need certification of energy efficiency to qualify for the loans. The program could start with a \$300,000 appropriation of oil overcharge funds currently available to the state, and would expand the coverage of existing BOH programs. The insurance pool would be sustained with home owner contribution of 3 percent initial and 1.5 percent annual, paid monthly, mortgage insurance premium and utility contributions to the pool. It would be maintained at an initial maximum value of 25 percent of the dollar amount invested in second mortgages.

Contact person: Alan Davis, Bureau Chief, Montana Planning and Analysis Bureau, Energy Division, Dept. of Natural Resources and Conservation (406) 444-6756.

Low Income Housing Tax Credit Program

The low income housing tax credit is available under Section 42 of the Internal Revenue Code of 1986. The credit was first allocated in Montana in 1987. The federal income tax credit is available to owners of qualifying rental housing that meets stated rent limitations and low-income occupancy requirements. Owners of all buildings, except for certain buildings financed with tax-exempt bonds, must obtain a credit allocation from the appropriate state agency before claiming the tax credit. The Montana Board of Housing allocates the credit for housing located in Montana. The credit allowance for each state will be no greater than \$1.25 per state resident.

The tax credit is for residential rental buildings that are available to the general public and are part of a qualifying low-income project. Ineligible units include transient housing (initially leased for less than six months), buildings of four or fewer units that are occupied by the owner or a relative of the owner, nursing homes, life care facilities, retirement homes providing services other than housing, dormitories, and trailer parks. The tax credit may be used in conjunction with the construction, substantial rehabilitation, or acquisition and substantial rehabilitation of qualifying residential rental housing.

This program has made use of federal tax credits to provide incentives to developers to create low-income housing. Housing built under the program was restricted to individuals with incomes at or below 60 percent of HUD median income. In addition, rents were restricted to 30 percent of monthly median income. The board allocated \$639,735 in federal tax credits for 154 units of rental housing. The city of Billings received 60 of these units, with a total of \$284,169 in tax credits. Three projects allocated credits in FY 1993 were placed in services during that year, as were two projects allocated carryover credits in prior years. These projects total 46 units and \$72,310 in tax credits (projects allocated in FY 1993) and 79 units and \$147,923 in tax credits (projects allocated carryover credits in prior years.) Through FY 1993, the board allocated a total of \$2,917,629 in tax credits for a total of 943 units of rental housing in 38 projects.

Contact person: Richard Kain, Administrator, Montana Board of Housing (406) 444-3040.

FARMERS HOME ADMINISTRATION PROGRAMS

Farmers Home Administration (FmHA) loans are available for housing in open county, communities of 10,000 or fewer people, and some communities of 10,000 to 20,000 people.

Contact person: James Holzler, RH Chief; Helen Anderson, MFH Coordinator, FmHA Bozeman, (406) 585-2515.

FmHA MULTIFAMILY PROGRAMS

Rural Rental Housing Loans (Section 515)

Loans are made to build, purchase, or repair apartment-style, garden-type or similar multi-unit housing. The housing must be modest in size, design, and cost, but adequate to meet the tenant's needs. The housing is for families and individuals with low and moderate incomes, and for senior citizens. Funds may also be used to: buy and improve the land on which the buildings are to be located; provide streets and water and waste disposal systems; supply appropriate recreation and service facilities; install laundry facilities and equipment; landscape; or other measures to make the housing an attractive addition to the community. Funds may not be used for special care, nursing, or other institutional types of housing. Rental housing loans may be made to individuals, trusts, associations, partnerships, limited-partnerships, state or local public agencies, consumer cooperatives, and profit and nonprofit corporations.

Congregate Housing and Group Homes

This program is designed to provide congregate and group housing for persons with low and moderate incomes and those age 62 and over. Congregate housing is residential housing consisting of private apartments and central dining facilities in which services are provided to tenants to enable them to remain independent. A group home is housing that is occupied by elderly, handicapped, or disabled tenants sharing living space within a rental unit in which a resident assistance may be required. Funded housing is not for persons needing continuous medical or institutional care. The housing must provide several services including daily meals, transportation, recreation, housekeeping, and personal services. The following related items may also be funded: buying and improving the land; street and water and waste disposal systems; recreation and service facilities; laundry facilities; and landscaping. Loans can be made to individuals, partnerships, trusts, associations, state or local public agencies, consumer cooperatives, and corporations.

Rural Cooperative Housing Loans

Loans are available to provide cooperative-style housing projects for persons with low and moderate incomes. Funds do not finance individual cooperative units within the projects. Loans are primarily made to build, purchase, or repair housing, usually duplexes or similar multi-unit dwellings. Funds may be used to buy and improve the land on which buildings will be located; provides streets and water and waste disposal systems; supply appropriate recreation and service facilities; laundry facilities and equipment; and for landscaping. Borrowers are consumer cooperatives that will organize and operate the cooperative on a nonprofit basis.

FmHA SINGLE FAMILY HOUSING PROGRAMS

Home Ownership Loans

Home ownership loans may be used to buy, build, improve, repair, or rehabilitate rural homes and related facilities, and to provide adequate water and waste disposal systems. Homes can be built on individual tracts or in subdivisions. Modernization (e.g., add bathrooms, central heating, modern kitchen) is also an eligible activity. Borrowers may purchase an existing house and lot or buy a site on which to build. In some cases, funds may be used to refinance debts on a home. The loans are to help low and moderate income families and persons. They must be without decent, safe housing, unable to obtain a reasonable loan from another source, have sufficient income to make house payments and living expenses, and possess the legal capacity to incur the loan obligation. Loans may be made for up to 100 percent of the FmHA-appraised value of the site and home. Interest credit subsidy for low and very low income borrowers reduces the FmHA payment to the point where 20% of the adjusted household income covers the FmHA payments, real estate taxes, and dwelling insurance. The minimum FmHA housing payment is based upon a 1 % amortization.

Home Improvement Loans and Repair Loans and Grants

Rural homeowners whose house needs fixing up may be eligible for a loan and/or grant through this program. Home improvement loans are made to people who may not need or cannot afford a new house, but need some work done on their present house to bring it up to minimum standards. Loans and grants can also be made to remove health or safety hazards from dwellings. Grants and grant/loan combinations are available only to low-income elderly (62 years or older) homeowners. The type of assistance available depends upon income: If income is so low as to permit only removal of health and safety hazards, a repair loan and/or grant may be available; if income is slightly higher, a home improvement loan and/or grant may be possible. In general, repair loans and grants may be used to remove health hazards by repairing roofs; providing a sanitary water and waste disposal system that meets local requirements; installing screens, windows, or insulation; or other steps. Home improvement loans may fund similar items, but go further by bringing the home up to minimum standards and making changes for the convenience of the residents, such as adding a room or remodeling. Persons who own and live in a home on a farm, in the open country, or in towns of up to 10,000 population may apply if they cannot secure credit from regular commercial lenders.

Rural Housing Guaranteed Loans (Section 502)

The purpose of this program is to assist low and moderate income households through the guarantee of loans made by conventional lenders for acquisition of modest single family homes. Loan applicants must not own an adequate dwelling; be without sufficient resources to provide necessary housing and unable to secure necessary credit from conventional lenders; be a U.S. citizen or legally admitted; have legal capacity to incur the loan obligation; will be the owner occupant; have an acceptable credit history; have an adjusted income no more than 100 percent of the area median income; and have adequate and dependable income. The unit must be modest, relating to the maximum mortgage limits.

Housing Preservation Grants

Grants are made to public bodies, nonprofit organizations, or Indian tribes designed to facilitate the repair of rural individual homes or rental properties (single or multi-unit). That entity then provides financial assistance to low or very low-income rural households who own homes urgently in need of repair, or to owners of rental housing who will make the rehabilitated units available to low and very low income renters.

OTHER FmHA PROGRAMS

Farm Labor Housing Loans and Grants (Section 514 loans, Section 516 grants)

The Farm Labor Housing program finances low-rent housing for domestic farm laborers. Funds may be used to build, buy, improve, or repair farm labor housing and to provide related facilities. They also may be used to buy building sites; purchase basic durable household

furnishings, and develop water, sewage disposal, heating, and lighting systems. Funds cannot be used to refinance debts. A loan may be made to an individual farmowner, association of farmers, state or political subdivision, broad-based public or private nonprofit organization, or a nonprofit organization of farmworkers. Grants may be made to a state or political subdivision, broad-based nonprofit organization, or nonprofit organization of farmworkers.

Rental Assistance Program

Low-income and very low-income rural families, including elderly, may pay reduced monthly rents for apartments they occupy under the FmHA's Rental Assistance Program. The program is designed to reduce out-of-pocket expenses for rent, including utilities. Families must be residents of rental housing projects financed by FmHA to be eligible to participate in the program. Rent must exceed 30 percent of the occupant's adjusted annual income for them to qualify. The adjusted income ceiling is determined by household size and is 80 percent of the area median income. All FmHA-financed rural rental projects controlled by borrowers who agree to operate the housing on a limited profit or nonprofit basis, plus farm labor housing loan and grant recipients who are public bodies, broad-based nonprofit organizations, or nonprofit organizations of farm workers, are eligible.

MONTANA BOARD OF HOUSING PROGRAMS

The Montana Board of Housing was created by the Montana Housing Act of 1975 in order to alleviate the high cost of housing for low-income persons and families. The funds to operate the programs administered under the act are generated through either the sale of tax-exempt bonds or from administrative fees. The board's programs fall into two categories: home ownership and multifamily programs. Each is described below.

Contact person (all Montana Board of Housing programs): Richard Kain, Administrator, Montana Board of Housing (406) 444-3040.

BOH HOME OWNERSHIP PROGRAMS

Single Family Bond Program (initiated in 1977)

The Board of Housing works with about 80 lenders statewide to provide mortgages 1.5 percent below conventional rates to assist primarily first-time home owners. In certain target areas, the borrowers need not be first-time purchasers. The program has assisted over 18,000 Montanans to date, at a rate of 1,000 to 1,500 purchases per year. Average household income for the program is \$27,290, with a maximum family income limitation established by the BOH. Since 1975, \$734 million in bond proceeds have been loaned to home buyers.

Mortgage Credit Certificate Program (initiated in 1987)

This program enables moderate and low-income individuals to convert 20 percent of their annual mortgage interest expense from an itemization (income deduction) to a federal tax credit

(tax payment reduction). Average household income of those served under this program was \$28,466. A total of 2,476 individual and family households have been assisted through this program since inception.

Home Buyers Cash Assistance Program (initiated in May 1991)

This program provides cash assistance to close a loan for home buyers having an income of no more than \$23,000. Funds may be used for up to 50 percent of the minimum cash required to close a loan (maximum advance of \$1,000), and these funds are combined with 6 $\frac{7}{8}$ percent, 30-year mortgage money. Purchase price of the home may not exceed \$50,000. Since its inception, the program has provided permanent financing of \$4,917,213 for 138 homes. In addition to permanent financing, the program provided \$119,778 in cash assistance with closing costs. Average household income for this program was \$17,209.

203(k) Rehabilitation Home Mortgage Program (initiated March 1992)

The Board of Housing set aside \$5 million to provide a firm secondary market for the acquisition and rehabilitation of an existing dwelling not meeting minimum FHA standards. The home is to be owner-occupied with limited business use of the property. The purchaser is to be a first-time homebuyer except for certain targeted areas. This program is conducted in conjunction with the Department of Housing and Urban Development. The maximum loan amount is \$60,000 and family income may not exceed \$30,000. The refinancing of an existing home loan is not permitted. The board has purchased two loans for \$100,750.

Montana Manufactured Housing Program (initiated September 1992)

The Board of Housing set aside \$4.5 million to finance single family manufactured housing installed on a permanent foundation on titled (owned) property. Lot cost, well, and septic can be included in the loan. These are 30-year loans with a 7 $\frac{3}{4}$ percent fixed rate of interest for first-time homebuyers or single parents (a separated or divorced person that was co-owner of a house) with annual household income at or below \$25,000.

Disabled Accessible Affordable Homeownership Program (initiated July 1, 1993)

The board set aside \$3.5 million to provide affordable architecturally accessible homes for people with disabilities such that they can live independently. The board has approved for eligibility 55 applications for individuals/families with an average annual income of \$14,249.

BOH MULTIFAMILY PROGRAMS

Multifamily Rental Housing Program for Non-Profits (initiated February 1993)

The Rental Housing Program provides mortgage funds for affordable rental housing for low-income Montanans. It is intended to build upon the capacity and knowledge of local

governmental units and non-profits to develop affordable housing to meet local needs. Funds are to be used to provide construction and permanent financing for projects meeting the terms and conditions detailed below. Proposals will be accepted from governmental units and non-profits based on a RFP distributed by the BOH. Due to tax law restrictions, applicants for the pilot project are limited to governmental units or nonprofit subsidiaries of governmental units. Approximately \$50,000 of the \$2.5 million available can be lent to other nonprofit groups such as HRDCs, Neighborhood Housing Services, and other private, nonprofit special needs corporations. The eligible applicant must be the owner of the project, must oversee the construction, and must be the property manager for projects financed under this program. The eligible applicant may contract with private industry for various segments of the project.

Multifamily Bond Program (initiated 1978)

From 1978 until 1982, the Board of Housing issued tax exempt bonds to finance the construction of new, or the rehabilitation of existing, low-income multifamily housing. During that period, the board financed 668 multifamily units for low-income families and the elderly. During FY 1993, the board made preliminary commitments of loan funds through the Multifamily Pilot Program for Rental Housing to non-profit and governmental sponsors of seven projects. These projects total \$2,023,253 in loan funds, \$4,723,005 in projected costs, and will provide 79 units of affordable rental housing. All of the projects are anticipated to be constructed in 1994.

BOH ELDERLY PROGRAMS

Reverse Annuity Mortgage Loan Program for Elderly Persons (initiated 1989)

This program enables persons 68 years or older to benefit from an additional income source: their home equity. In addition to other uses, the funds may be used to make repairs or improvements to the home. The program has assisted 14 senior homeowners since it began taking applications. Funds committed to these loans totaled \$364,800. Average annual income for these borrowers was \$7,722.

PRIORITY #1 - NON-HOMELESS PERSONS WITH SPECIAL NEEDS i. STRATEGY IMPLEMENTATION - INVESTMENT PLAN

Reverse Annuity Mortgage Loan Program for Elderly Persons (initiated 1989)

This program enables persons 68 years or older to benefit from an additional income source: their home equity. In addition to other uses, the funds may be used to make repairs or improvements to the home. The program has assisted 14 senior homeowners since it began taking applications. Funds committed to these loans totaled \$364,800. Average annual income for these borrowers was \$7,722.

Contact person: Richard Kain, Administrator, Montana Board of Housing (406) 444-3040.

Disabled Accessible Affordable Homeownership Program (initiated July 1, 1993)

The Montana Board of Housing set aside \$3.5 million to provide affordable architecturally accessible homes for people with disabilities such that they can live independently. The board has approved for eligibility 55 applications for individuals/families with an average annual income of \$14,249.

Contact person: Richard Kain, Administrator, Montana Board of Housing (406) 444-3040.

Supportive Housing for Persons with Disabilities (Section 811)

Section 811 grant monies are awarded to private, nonprofit organizations providing assistance to expand housing with supportive services for persons with disabilities. This often includes group homes, independent living facilities, and intermediate care facilities. Section 811 is targeted for persons with a physical disability, developmental disability, or chronic mental illness that is expected to be of long and indefinite duration, substantially impedes the person's ability to live independently, and is of such a nature that such ability could be improved by more suitable housing conditions.

The program was authorized by the National Affordable Housing Act, Section 811. The competitive grants are available in two forms: capital advances based on the development cost limits published in the *Federal Register*, and project rental assistance to cover the difference between HUD-approved operating costs and 30 percent of the resident's adjusted income. Occupancy is open to very low-income persons between the ages of 18 and 62.

Contact person: Lorin Hunt, Office of Housing, HUD-Denver Regional Office (303) 844-6261.

Housing Opportunities for Persons With AIDS

The Housing Opportunities for Persons with AIDS program (HOPWA) was established by the National Affordable Housing Act. In order to more expeditiously address the pressing needs of persons with AIDS and related diseases, HUD published a July 1992 interim rule. The rule describes two types of HOPWA grants: formula entitlement grants (90 percent of funds allocated) and competitively awarded grants (10 percent of funds allocated). HOPWA grants are to provide states and localities with the resources and incentives to devise long-term strategies for meeting the needs of low-income persons with AIDS and related diseases.

To qualify for a formula allocation, states or eligible metropolitan areas must have more than 1,500 cases of AIDS, a HUD-approved CHAS, and (for EMAs) a population of more than 500,000 people. For states, the 1,500 AIDS cases must be outside state EMAs. In December 1992, \$90 million dollars in assistance was made available for formula allocations.

All localities and states, regardless of population and number of AIDS cases, may apply for grants on projects of national significance. National significance is determined by the innovation of the project compared to other applying projects, and the potential for replication

of the project. Funding for five grants to nationally significant projects was announced in August 1992 (*August 25, 1992, Federal Register*). Funding for five other projects was also announced at that time. These funds were aimed at states that did not qualify for formula grants, localities outside of EMAs, and localities inside EMAs that do not have a HUD-approved CHAS. For the FY 1992 competitive grant program, only government organizations could apply for funds. An additional \$10 million for competitive grants is expected to be announced in a later NOFA. Most activities proposed by the applicant will be considered for eligibility.

Contact person: Bruce Desonia, Sexually Transmitted Diseases/AIDS, Dept. of Health and Environmental Sciences (406) 444-3565; Kathryn Smouse-Hulse, Office of Community Planning and Development, HUD-Denver (303) 844-5121.

HOPE for Youth (YOUTHBUILD)

The HOPE for Youth program was created as section 164 of the Housing and Community Development Act of 1992, which added it as a new subtitle D to the 1990 National Affordable Housing Act. Under YOUTHBUILD, the energies and abilities of youth who have dropped out of school or are in danger of dropping out would be utilized to develop permanent and transitional affordable housing for low-income families and the homeless, and to reconstruct urban neighborhoods. The program is geared toward young men and women aged 16 to 24. It provides academic and basic skills in preparation for a high school equivalency diploma and construction trades training. Half of the youth's time would be spent working and the other half would be spent in the actual construction or rehabilitation of housing under the supervision of trained and licensed construction workers. Regulations for this program are still being written.

Supportive Housing for the Elderly (Section 202)

Supportive Housing for Elderly Persons provides funding to expand the supply of housing with supportive services for very low-income persons 62 years of age or older. Initial legislation authorizing this program was enacted in the Housing Act of 1959 (Section 202) and amended in 1990 by Section 801 of the National Affordable Housing Act. Section 202 funding falls into two categories: capital advances and project rental assistance. Capital advances are to finance elderly housing that also offers supportive services. The advances are non-interest bearing, and are based on development cost limits published in the *Federal Register*. Project rental assistance covers the difference between the HUD-approved cost per unit and the amount the resident pays. Monies cannot go toward debt service, but can be used for acquisition, rehabilitation, new construction, rental assistance, and support services for households containing at least one person over 62 years of age. Private, nonprofit, and consumer cooperatives are eligible to apply.

Contact person: Lorin Hunt, Office of Housing, HUD-Denver Regional Office (303) 844-6261.

FmHA Congregate Housing and Group Homes

This program is designed to provide congregate and group housing for persons with low and moderate incomes and those age 62 and over. Congregate housing is residential housing consisting of private apartments and central dining facilities in which services are provided to tenants to enable them to remain independent. A group home is housing that is occupied by elderly, handicapped, or disabled tenants sharing living space within a rental unit in which a resident assistance may be required. Funded housing is not for persons needing continuous medical or institutional care. The housing must provide several services including daily meals, transportation, recreation, housekeeping, and personal services. The following related items may also be funded: buying and improving the land; street and water and waste disposal systems; recreation and service facilities; laundry facilities; and landscaping. Loans can be made to individuals, partnerships, trusts, associations, state or local public agencies, consumer cooperatives, and corporations.

Contact person: James Holzler, RH Chief; Helen Anderson, MFH Coordinator, FmHA Bozeman, (406) 585-2515.

FmHA Farm Labor Housing Loans and Grants (Section 514 loans, Section 516 grants)

Farm Labor Housing Loans and Grants finance low-rent housing for domestic farm laborers. Funds may be used to build, buy, improve, or repair farm labor housing and provide related facilities. They also may be used to buy building sites; purchase basic durable household furnishings, and develop water, sewage disposal, heating, and lighting systems. Funds cannot be used to refinance debts. A loan may be made to an individual farmowner, association of farmers, state or political subdivision, broad-based public or private nonprofit organization, or a nonprofit organization of farmworkers. A grant may be made to a state or political subdivision, a broad-based nonprofit organization, or nonprofit organization of farmworkers.

Contact person: James Holzler, RH Chief; Helen Anderson, MFH Coordinator, FmHA Bozeman, (406) 585-2515.

PRIORITY #1 -- HOMELESS PERSONS

i. STRATEGY DEVELOPMENT - INVESTMENT PLAN

Community Development Block Grant Program

Montana administers non-entitlement CDBG funds through the Community Development Bureau of MDOC. The state makes grants only to units of general local government that carry out development activities. Montana has developed funding priorities and criteria for selecting based on three major projects: developing community development objectives; deciding how to distribute funds among communities in non-entitlement areas; and ensuring that recipient communities comply with all applicable state and federal laws and requirements. Montana's Community Development Block Grant Program is a federally funded competitive grant program designed to help communities of less than 50,000 population with their greatest community

development needs. Eligible applicants are limited to general purpose local governments. All projects must principally benefit low and moderate income persons.

The basic categories for local community development projects are: housing, public facilities, and economic development. The CDBG program provides grants to carry out a wide range of community development activities directed toward neighborhood revitalization, economic development, and improved community facilities and services. Some of the activities that can be carried out with CDBG funds include the acquisition of real property; rehabilitation of residential and nonresidential properties (including special facilities for the handicapped); construction of new housing (when sponsored by a non-profit organization); provision of public facilities and improvements such as water and sewer, or solid waste facilities or senior citizen centers; and assistance to for-profit businesses to help with economic development activities that will result in the creation or retention of jobs.

Regarding the housing category, CDBG funds are most often used to make low or no interest loans to low and moderate income facilities to allow them to rehabilitate homes in substandard condition. CDBG funds can also be used to finance or subsidize the construction of new permanent residential units where the CDBG funds will be used by a local nonprofit organization. Housing projects can include the site improvements to publicly owned land or land owned by a non-profit organization to be used or sold for new housing. Transitional housing is included. The clearance or acquisition of sites for use or resale for new housing and conversion of existing nonresidential structures for residential use are also eligible CDBG housing activities. A new eligible activity includes homebuyer assistance to expand home ownership among low and moderate income persons. These activities include the subsidy of interest rates and mortgage amounts for low and moderate income homebuyers, financing the acquisition of housing that is occupied by the homebuyers, providing up to 50 percent of any down payment required, or paying reasonable closing costs.

The primary objective of the CDBG program is to develop viable communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for persons of low and moderate income. Sixty percent of funds must be used for activities benefiting low- and moderate-income persons which may include:

- acquisition of property for public purposes;
- construction of public works projects;
- demolition;
- rehabilitation of public and private buildings;
- public services;
- planning activities;
- assistance to non-profits for community development activities; and
- assistance to for-profit businesses for economic development activities;

The CDBG Program denies some activities that are ineligible. These tend to be government buildings; political activities; income payments; new housing; and other facilities offering 24-hour care.

Contact person: Gus Byrom, Community Development Bureau (406) 444-4479.

Home Investment Partnerships Program (HOME)

The HOME program, administered by the Housing Assistance Bureau of MDOC, was created under Title II (the Home Investment Partnerships Act) of the 1990 National Affordable Housing Act. The program expands the supply of decent, affordable housing for low- and very low-income families; to build state and local capacity to design and carry out affordable housing programs; to provide financial and technical assistance to participating jurisdictions, including model program development; and to strengthen partnerships among all levels of government and the private sector in the development of affordable housing.

The program allows a wide range of eligible activities. Eligible activities include tenant-based rental assistance; assistance to first-time home buyers; property acquisition; new construction; reconstruction, relocation, or demolition; moderate or substantial rehabilitation; site improvements; and other activities to develop non-luxury housing, e.g. transitional housing.

All metropolitan cities, urban counties, contiguous units of local government, and CHDOs are eligible to apply for HOME funds under the program administered by MDOC. One percent of HOME funds is set aside for Indian tribes. A formula allocation of funds is distributed to each state and eligible city throughout the participating jurisdiction. MDOC is the participating jurisdiction for Montana, and there are no cities in the state large enough to qualify as a participating jurisdiction under HOME. Fifteen percent of funds are set aside for programs owned, developed, or sponsored by CHDOs. HOME funds are distributed on a competitive basis. All HOME funds must assist families below 80 percent of the area median income.

Contact person: Tim Burton, HOME Program Manager, Housing Assistance Bureau (406) 444-0094.

Homeless Assistance Grants/Emergency Shelter Grants Program

The Family Assistance Division's Homeless Assistance grants are to help improve the quality of existing emergency shelters for the homeless, to make available additional shelters, to meet the costs of operating shelters, provide essential social services to help prevent homelessness. The grants are 100 percent funded by the Health and Human Services and Housing and Urban Development departments. According to federal law, 95 percent of funds received must be allocated to the 12 regional Human Resource Development Councils (HRDCs). The grants fund the renovation, rehabilitation, or operating costs of homeless shelters, and the provision of follow-up and long-term services to help homeless persons escape poverty. Shelters to be assisted and service to be delivered are determined by the HRDCs. In FY 1993, the department will receive \$115,000 of HUD and \$73,361 of HHS funding for the homeless.

Contact person: Jim Nolan, Family Assistance Division, Dept. of Social and Rehabilitation Services (406) 444-4546.

Rural Homelessness Grant Program

Rural Homelessness grants provide direct emergency assistance, homeless prevention assistance, and assistance for permanent housing. Private nonprofit organizations, Indian tribes, county and local governments may apply. Other eligible areas are all areas outside of Metropolitan Statistical Areas and rural census tract within MSAs. The grants are designed for the following: rent, mortgage, or utility assistance; security deposits; support services; rehabilitation; short-term emergency lodging; transitional housing; cost of using federal inventory property programs; and capacity building.

Shelter Plus Care Program

Shelter Plus Care grants help to provide housing and supportive services on a long-term basis for homeless people with disabilities, especially serious mental illness, chronic drug or alcohol problems, and AIDS. Program grants are used for the provision of rental assistance payments through Section 8 Moderate Rehabilitation (SRO), sponsor-based rental assistance (SRA), tenant-based rental assistance (TRA), or project-based rental assistance (PRA). HUD requires that 10 percent of total funds be made available for each of these four program types.

Shelter Plus Care funds are awarded in a nationwide competition, with priority given to homeless needs. States, units of local government, Indian tribes, and Public Housing Authorities can apply for Shelter Plus Care grants. Support services must match rental assistance and must be supplied by federal, state, or local governments; or private sources.

Non-PHA applicants applying for the SRO component must subcontract with a PHA to administer the rental housing assistance. Applicants for the SRA must subcontract with a nonprofit organization, also called a sponsor, to provide rental assistance to sponsor-owned or leased units. PRA applicants must subcontract with a building owner to provide rental assistance for units in a particular property.

Contact person: Kathryn Smouse-Hulse, Office of Community Planning and Development, HUD-Denver (303) 844-5121.

Supportive Housing Program

This program was created by the Housing and Community Development Act of 1992. It replaces the Supportive Housing Demonstration Program (Transitional Housing Demonstration Program and Permanent Housing for Handicapped Homeless Program) and Supplemental Assistance for Facilities to Assist the Homeless (SAFAH). It incorporates many features of these programs into one program of assistance to governmental entities and private nonprofit organizations to provide housing and supportive services to homeless people. In FY 1993, \$100 million will be available for the program. The Supportive Housing Program provides funding under four main components:

Transitional housing to facilitate the movement of homeless individuals and families to permanent housing.

Permanent housing that provides long-term housing for homeless people with disabilities (including AIDS and related diseases).

Housing that is part of a particularly innovative project for meeting the immediate and long-term needs of homeless individuals and families.

Supportive services for homeless individuals and families not provided in conjunction with supportive housing facilities.

The SHP covers acquisition, rehabilitation, new construction, leasing of structures, operating costs, supportive services, and administrative costs. Grants for operating costs are up to 75 percent for the first two years, and 50 percent for the next three years. Funds for acquisition, rehabilitation, and new construction must be equally matched by cash from other sources. Grants are available to states, local governments, other government entities, Indian tribes and housing authorities, private nonprofit organizations, and community mental health associations that are public nonprofit organizations.

The Transitional Housing for the Homeless, Supplemental Assistance for Facilities to Assist the Homeless (SAFAH), and Permanent Housing for Disabled Homeless Persons programs were incorporated into the Supportive Housing Program.

Contact person: Nicole Kelso, Office of Community Planning and Development, HUD-Denver (303) 844-5121.

Section 8 Moderate Rehabilitation Program for Single Room Occupancy (SRO)

Under the Section 8 Mod Rehab SRO program, HUD enters into annual contributions contracts with Public Housing Authorities (PHAs) in connection with the moderate rehabilitation of residential properties that will contain multiple single room dwelling units. Funding can be used for operating expenses, debt service for rehabilitation financing, and monthly rental assistance. Resources to fund the cost of unit rehabilitation must come from other sources, and units must need a minimum of \$3,000 in rehabilitation. PHAs, Indian Housing Authorities, and private nonprofit organizations can apply for grants. For FY93, nonprofit organizations must subcontract with a PHA to administer SRO rental assistance. Grants are awarded in a nationwide competition on the basis of need and ability to undertake an SRO program.

Due to limited resources, HUD will only accept applications that propose to assist homeless individuals and those already living in units eligible for Section 8 assistance. In order to assure some assistance to homeless people, 50 percent of the units proposed for assistance must be vacant at the time of application submission.

Contact person: Kathryn Smouse-Hulse, Office of Community Planning and Development, HUD-Denver (303) 844-5121; George Warn, Housing Assistance Bureau, (406) 444-2804.

Safe Havens Demonstration Program

Safe Havens grants provide very low-income housing for homeless people with serious mental illnesses. Funds may be used for new construction, acquisition, rehabilitation, leasing assistance, low-demand support services, outreach activities for eligible persons, and operating costs. Governments, private and public organizations may apply for funding. Maximum funding is \$400,000 in five years; all funds must be matched. The program is not yet in place.

PRIORITY #2

MODERATE INCOME SMALL REALTED AND OTHER RENTER HOUSEHOLDS

The state of Montana feels that the value of local need takes precedent over a "top-down" management approach. It has been incumbent upon local jurisdictions to demonstrate the degree of local need during applications for funds during competitive processes. Unfortunately, Housing and Urban Development regulations seem to indicate that by allowing local preference in planning (i.e., allowing for the prospect that all housing activities can be ranked with a #1 priority rating) Montana's planning process would be unacceptable. Under these circumstances, bidding for competitive projects in interstate competition would penalize Montana's applicants. Therefore, since HUD approves, or disapproves, of Montana's CHAS process results, HUD thereby nullifies local need in lieu of statewide categorization. All priority #2 classifications do not reflect state needs, but are assessed so that the CHAS document is in compliance with federal guidelines.

i. STRATEGY DEVELOPMENT -- INVESTMENT PLAN

Home Investment Partnerships Program (HOME)

The HOME program, administered by the Housing Assistance Bureau of MDOC, was created under Title II (the Home Investment Partnerships Act) of the 1990 National Affordable Housing Act. The program expands the supply of decent, affordable housing for low- and very low-income families; to build state and local capacity to design and carry out affordable housing programs; to provide financial and technical assistance to participating jurisdictions, including model program development; and to strengthen partnerships among all levels of government and the private sector in the development of affordable housing.

The program allows a wide range of eligible activities. Eligible activities include tenant-based rental assistance; assistance to first-time home buyers; property acquisition; new construction; reconstruction, relocation, or demolition; moderate or substantial rehabilitation; site improvements; and other activities to develop non-luxury housing, such as transitional housing.

All metropolitan cities, urban counties, contiguous units of local government, and CHDOs are eligible to apply for HOME funds under the program administered by MDOC. One

percent of HOME funds is set aside for Indian tribes. A formula allocation of funds is distributed to each state and eligible city throughout the participating jurisdiction. MDOC is the participating jurisdiction for Montana, and there are no cities in the state large enough to qualify as a participating jurisdiction under HOME. Fifteen percent of funds are set aside for programs owned, developed, or sponsored by CHDOs. HOME funds are distributed on a competitive basis. All HOME funds must assist families below 80 percent of the area median income.

Contact person: Tim Burton, HOME Program Manager, Housing Assistance Bureau (406) 444-0094.

Community Development Block Grant Program

Montana administers non-entitlement CDBG funds through the Community Development Bureau of MDOC. The state makes grants only to units of general local government that carry out development activities. Montana has developed funding priorities and criteria based on three major objectives: developing community development projects; deciding how to distribute funds among communities in non-entitlement areas; and ensuring that recipient communities comply with all applicable state and federal laws and requirements. Montana's Community Development Block Grant Program is a federally funded competitive grant program designed to help communities of less than 50,000 population with their greatest community development needs. Eligible applicants are limited to general purpose local governments. All projects must principally benefit low and moderate income persons.

The basic categories for local community development projects are: housing, public facilities, and economic development. The CDBG program provides grants to carry out a wide range of community development activities directed toward neighborhood revitalization, economic development, and improved community facilities and services. Some of the activities that can be carried out with CDBG funds include the acquisition of real property; rehabilitation of residential and nonresidential properties (including special facilities for the handicapped); construction of new housing (when sponsored by a non-profit organization); provision of public facilities and improvements such as water and sewer, or solid waste facilities or senior citizen centers; and assistance to for-profit businesses to help with economic development activities that will result in the creation or retention of jobs.

Regarding the housing category, CDBG funds are most often used to make low or no interest loans to low and moderate income facilities to allow them to rehabilitate homes in substandard condition. CDBG funds can also be used to finance or subsidize the construction of new permanent residential units where the CDBG funds will be used by a local nonprofit organization. Housing projects can include the site improvements to publicly owned land or land owned by a non-profit organization to be used or sold for new housing. The clearance or acquisition of sites for use or resale for new housing and conversion of existing nonresidential structures for residential use are also eligible CDBG housing activities. A new eligible activity includes homebuyer assistance to expand home ownership among low and moderate income persons. These activities include the subsidy of interest rates and mortgage amounts for low and moderate income homebuyers, financing the acquisition of housing that is occupied by the

homebuyers, providing up to 50 percent of any down payment required, or paying reasonable closing costs.

The primary objective of the CDBG program is to develop viable communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for persons of low and moderate income. Sixty percent of the funds must be used for activities that benefit low- and moderate-income persons. Anticipated activities include:

- acquisition of property for public purposes;
- construction of public works projects;
- demolition;
- rehabilitation of public and private buildings;
- public services;
- planning activities;
- assistance to non-profits for community development activities; and
- assistance to for-profit businesses for economic development activities;

The CDBG Program will deny some activities that are ineligible. These tend to be government buildings; political activities; income payments; new housing and other facilities offering 24-hour care.

Contact person: Gus Byrom, Community Development Bureau (406) 444-4479.

Supportive Housing for the Elderly (Section 202)

Supportive Housing for Elderly Persons provides funding to expand the supply of housing with supportive services for very low-income persons 62 years of age or older. Initial legislation authorizing this program was enacted in the Housing Act of 1959 (Section 202), and was amended in 1990 by Section 801 of the National Affordable Housing Act. Section 202 funding falls into two categories: capital advances and project rental assistance. Capital advances are to finance elderly housing that also offers supportive services. The advances are non-interest bearing, and are based on development cost limits published in the *Federal Register*. Project rental assistance covers the difference between the HUD-approved cost per unit and the amount the resident pays. Monies cannot go toward debt service. Funds can be used for acquisition, rehabilitation, new construction, rental assistance, and support services for households containing at least one person over 62 years of age. Private, nonprofit, and consumer cooperatives are eligible to apply.

Contact person: Lorin Hunt, Office of Housing, HUD-Denver Regional Office (303) 844-6261.

Section 8 Moderate Rehabilitation Program for Single Room Occupancy (SRO)

Under the Section 8 Mod Rehab SRO program, HUD enters into annual contributions contracts with Public Housing Authorities (PHAs) in connection with the moderate rehabilitation of residential properties that will contain multiple single room dwelling units. Funding can be

used for operating expenses, debt service for rehabilitation financing, and monthly rental assistance. Resources to fund the cost of unit rehabilitation must come from other sources, and units must need a minimum of \$3,000 in rehabilitation. PHAs, Indian Housing Authorities, and private nonprofit organizations can apply for grants. For FY93, nonprofit organizations must subcontract with a PHA to administer SRO rental assistance. Grants are awarded in a nationwide competition on the basis of need and ability to undertake an SRO program.

Due to limited resources, HUD will only accept applications that propose to assist homeless individuals and those already living in units eligible for Section 8 assistance. In order to assure some assistance to homeless people, 50 percent of the units proposed for assistance must be vacant at the time of application submission.

Contact person: Kathryn Smouse-Hulse, Office of Community Planning and Development, HUD-Denver (303) 844-5121; George Warn, Housing Assistance Bureau, (406) 444-2804.

Low Income Energy Assistance Program (LIEAP)

The Family Assistance Division's Low Income Energy Assistance Program (LIEAP) is 100 percent funded by the Department of Health and Human Services. The goal of this program is to assist low-income families in meeting home heating costs. Funding for each household is determined using a series of matrix tables that factor the household's income, fuel type, size and type of home, and local heating degree days. Payments are made to the household's utility company. Supplemental payments are available for very low-income households. Emergency payments are allowed for unforeseen energy-related events. Up to 15 percent of the block grant may be used for weatherization activities to decrease long-term heating cost problems.

Contact person: Jim Nolan, Family Assistance Division, Dept. of Social and Rehabilitation Services (406) 444-4546.

BOH Multifamily Rental Housing Program for Non-Profits (initiated February 1993)

The Rental Housing Program provides mortgage funds for affordable rental housing for low-income Montanans. It is intended to build upon the capacity and knowledge of local governmental units and non-profits to develop affordable housing to meet local needs. Funds are to be used to provide construction and permanent financing for projects meeting the terms and conditions detailed below. Proposals will be accepted from governmental units and non-profits based on a Request for Proposal distributed by the BOH. Due to tax law restrictions, applicants for the pilot project are limited to governmental units or nonprofit subsidiaries of governmental units. Approximately \$50,000 of the \$2.5 million available can be lent to other nonprofit groups such as HRDCs, Neighborhood Housing Services, and other private, nonprofit special needs corporations. The eligible applicant must be the owner of the project, must oversee the construction, and must be the property manager for projects financed under this program. The eligible applicant may contract with private industry for segments of the project.

Contact person: Richard Kain, Administrator, Montana Board of Housing (406) 444-3040.

BOH Multifamily Bond Program (initiated 1978)

From 1978 until 1982, the Board of Housing issued tax exempt bonds to finance the construction of new, or the rehabilitation of existing, low-income multifamily housing. During that period, the board financed 668 multifamily units for low-income families and the elderly. During federal fiscal year 1993, the board made preliminary commitments of loan funds through the Multifamily Pilot Program for Rental Housing to non-profit and governmental sponsors of seven projects. These projects total \$2,023,253 in loan funds, \$4,723,005 in projected costs, and will provide 79 units of affordable rental housing. All of the projects are anticipated to be constructed in 1994.

Contact person: Richard Kain, Administrator, Montana Board of Housing (406) 444-3040.

FARMERS HOME ADMINISTRATION PROGRAMS

Farmers Home Administration (FmHA) loans are available for housing in open county, communities of 10,000 or fewer people, and some communities of 10,000 to 20,000 people.

Contact person for FmHA Programs: James Holzler, RH Chief; Helen Anderson, MFH Coordinator, FmHA Bozeman, (406) 585-2515.

FmHA MULTIFAMILY PROGRAMS

Rural Rental Housing Loans (Section 515)

Loans are made to build, purchase, or repair apartment-style housing, usually consisting of garden-type or similar multi-unit dwellings. The housing must be modest in size, design, and cost, but adequate to meet the tenant's needs. The housing is for families and individuals with low and moderate incomes, and for senior citizens. Funds may also be used to: buy and improve the land on which the buildings are to be located; provide streets and water and waste disposal systems; supply appropriate recreation and service facilities; install laundry facilities and equipment; landscape; or other measures to make the housing an attractive addition to the community.

Funds may not be used for special care, nursing, or other institutional types of housing. Rental housing loans may be made to individuals, trusts, associations, partnerships, limited-partnerships, state or local public agencies, consumer cooperatives, and profit and nonprofit corporations.

Rural Cooperative Housing Loans

Loans are available to provide cooperative-style housing projects for persons with low and moderate incomes. Funds do not finance individual cooperative units within the projects. Loans are primarily made to build, purchase, or repair housing, usually duplexes or similar multi-unit dwellings. Funds may be used to buy and improve the land on which the buildings

are to be located; provides streets and water and waste disposal systems; supply appropriate recreation and service facilities; laundry facilities and equipment; and for landscaping. Borrowers are consumer cooperatives that will organize and operate the cooperative on a nonprofit basis.

FmHA SINGLE FAMILY HOUSING PROGRAMS

Home Ownership Loans

Home ownership loans may be used to buy, build, improve, repair, or rehabilitate rural homes and related facilities, and to provide adequate water and waste disposal systems. Homes can be built on individual tracts or in subdivisions. Modernization (e.g., add bathrooms, central heating, modern kitchen) is also an eligible activity. Borrowers may purchase an existing house and lot or buy a site on which to build. In some cases, funds may be used to refinance debts on a home. The loans are to help low and moderate income families and persons. They must be without decent, safe housing, unable to obtain a reasonable loan from another source, have sufficient income to make house payments and living expenses, and possess the legal capacity to incur the loan obligation. Loans may be made for up to 100 percent of the FmHA-appraised value of the site and home. Interest credit subsidy for low and very low income borrowers reduces the FmHA payment to the point where 20% of the adjusted household income covers the FmHA payments, real estate taxes, and dwelling insurance. The minimum FmHA housing payment is based upon a 1% amortization.

Home Improvement Loans and Repair Loans and Grants

Rural homeowners whose house needs fixing up may be eligible for a loan and/or grant through this program. Home improvement loans are made to people who may not need or cannot afford a new house, but need some work done on their present house to bring it up to minimum standards. Loans and grants can also be made to remove health or safety hazards from dwellings. Grants and grant/loan combinations are available only to low-income elderly (62 years or older) homeowners. The type of assistance available depends upon income: If income is so low as to permit only removal of health and safety hazards, a repair loan and/or grant may be available; if income is slightly higher, a home improvement loan and/or grant may be possible. In general, repair loans and grants may be used to remove health hazards by repairing roofs; providing a sanitary water and waste disposal system that meets local requirements; installing screens, windows, or insulation; or other steps. Home improvement loans may fund similar items, but go further by bringing the home up to minimum standards and making changes for the convenience of the residents, such as adding a room or remodeling. Persons who own and live in a home on a farm, in the open country, or in towns of up to 10,000 population may apply if they cannot secure credit from regular commercial lenders.

Rural Housing Guaranteed Loans (Section 502)

The purpose of this program is to assist low and moderate income households through the guarantee of loans made by conventional lenders for acquisition of modest single family homes. Loan applicants must not own an adequate dwelling; be without sufficient resources to provide necessary housing and unable to secure necessary credit from conventional lenders; be a U.S. citizen or legally admitted; have legal capacity to incur the loan obligation; will be the owner occupant; have an acceptable credit history; have an adjusted income no more than 100 percent of the area median income; and have adequate and dependable income. The unit must be modest, relating to the maximum mortgage limits.

Housing Preservation Grants

Grants are made to public bodies, nonprofit organizations, or Indian tribes designed to facilitate the repair of rural individual homes or rental properties (single or multi-unit). That entity then provides financial assistance to low or very low-income rural households who own homes urgently in need of repair, or to owners of rental housing who will make the rehabilitated units available to low and very low income renters.

OTHER FmHA PROGRAMS

Rental Assistance Program

Low-income and very low-income rural families, including elderly, may pay reduced monthly rents for apartments they occupy under the FmHA's Rental Assistance Program. The program is designed to reduce out-of-pocket expenses for rent, including utilities. Families must be residents of rental housing projects financed by FmHA to be eligible to participate in the program. Rent must exceed 30 percent of the occupant's adjusted annual income for them to qualify. The adjusted income ceiling is determined by household size and is 80 percent of the area median income. All FmHA-financed rural rental projects controlled by borrowers who agree to operate the housing on a limited profit or nonprofit basis, plus farm labor housing loan and grant recipients who are public bodies, broad-based nonprofit organizations, or nonprofit organizations of farm workers, are eligible.

PRIORITY #2 VERY LOW INCOME FIRST TIME HOME BUYERS

The state of Montana feels that the value of local need takes precedent, in planning, over a "top-down" management approach. It has been incumbent upon local jurisdictions to demonstrate the type and degree of local needs during the competitive application process. Unfortunately, Housing and Urban Development regulations seem to indicate that by allowing local preference in planning (i.e., by allowing all housing activities to be ranked with a #1 priority rating) Montana's planning process would be unacceptable. Under these circumstances,

in bidding for competitive projects during interstate competitions, Montana's applicants would be penalized. Therefore, since HUD approves, or disapproves, of Montana's CHAS process, HUD thereby nullifies local need in lieu of statewide categorization. All Priority #2 classifications discussed below do not reflect state needs, but are assessed so that the CHAS document is in compliance with federal guidelines.

i. STRATEGY DEVELOPMENT -- INVESTMENT PLAN

Home Investment Partnerships Program (HOME)

The HOME program, administered by the Housing Assistance Bureau of MDOC, was created under Title II (the Home Investment Partnerships Act) of the 1990 National Affordable Housing Act. The program expands the supply of decent, affordable housing for low- and very low-income families; to build state and local capacity to design and carry out affordable housing programs; to provide financial and technical assistance to participating jurisdictions, including model program development; and to strengthen partnerships among all levels of government and the private sector in the development of affordable housing.

The program allows a wide range of eligible activities. Eligible activities include tenant-based rental assistance; assistance to first-time home buyers; property acquisition; new construction; reconstruction, relocation, or demolition; moderate or substantial rehabilitation; site improvements; and other activities to develop non-luxury housing, e.g. transitional housing.

All metropolitan cities, urban counties, contiguous units of local government, and CHDOs are eligible to apply for HOME funds under the program administered by MDOC. One percent of HOME funds is set aside for Indian tribes. A formula allocation of funds is distributed to each state and eligible city throughout the participating jurisdiction. MDOC is the participating jurisdiction for Montana, and there are no cities in the state large enough to qualify as a participating jurisdiction under HOME. Fifteen percent of funds are set aside for programs owned, developed, or sponsored by CHDOs. HOME funds are distributed on a competitive basis. All HOME funds must assist families below 80 percent of the area median income.

Contact person: Tim Burton, HOME Program Manager, Housing Assistance Bureau (406) 444-0094.

MONTANA BOARD OF HOUSING PROGRAMS

The Montana Board of Housing was created by the Montana Housing Act of 1975 in order to alleviate the high cost of housing for low-income persons and families. The funds to operate the programs administered under the act are generated through either the sale of tax-exempt bonds or from administrative fees. The board's programs fall into two categories: home ownership and multifamily programs. Each are described below.

Contact person (all Montana Board of Housing programs): Richard Kain, Administrator, Montana Board of Housing (406) 444-3040.

HOME OWNERSHIP PROGRAMS

Single Family Bond Program (initiated in 1977)

The Board of Housing works with approximately 80 lenders statewide to provide mortgages 1.5 percent below conventional rates to assist primarily first-time home owners. In

certain target areas, the borrowers need not be first-time purchasers. The program has assisted over 18,000 Montanans to date, at a rate of 1,000 to 1,500 purchases per year. Average household income for the program is \$27,290, with a maximum family income limitation established by the BOH. Since 1975, \$734 million in bond proceeds have been loaned to home buyers. The home is to be owner-occupied with limited business use of the property. The purchase price or construction cost of the home may not exceed \$75,500 or the FHA maximum insurance limit for the area. The refinancing of an existing home loan is not permitted.

Mortgage Credit Certificate Program (initiated in 1987)

This program enables moderate and low-income individuals to convert 20 percent of their annual mortgage interest expense from an itemization (income deduction) to a federal tax credit (tax payment reduction). Average household income of those served under this program was \$28,466. A total of 2,476 individual and family households have been assisted through this program since inception. While the program is mainly to assist first-time home owners, in certain target areas, the borrowers need not be first-time purchasers. The home is to be owner-occupied with limited business use of the property. The purchase price or construction cost of the home may not exceed \$75,500 or the FHA maximum insurance limit for the area. The refinancing of an existing home loan is not permitted.

Home Buyers Cash Assistance Program (initiated in May 1991)

This program provides cash assistance to close a loan for home buyers having an income of no more than \$23,000. Funds may be used for up to 50 percent of the minimum cash required to close a loan (maximum advance of \$1,000), and these funds are combined with 6 $\frac{7}{8}$ percent, 30-year mortgage money. Purchase price of the home may not exceed \$50,000. Since its inception, the program has provided permanent financing of \$4,917,213 for 138 homes. In addition to permanent financing, the program provided \$119,778 in cash assistance with closing costs. Average household income program participants was \$17,209.

203(k) Rehabilitation Home Mortgage Program (initiated in March 1992)

The Board of Housing set aside \$5 million to provide a firm secondary market for the acquisition and rehabilitation of existing dwellings that do not meet minimum FHA standards. The home is to be owner-occupied with limited business use of the property. The purchaser is to be a first-time homebuyer except for certain targeted areas. This program is conducted in conjunction with the Department of Housing and Urban Development. The maximum loan amount is \$60,000 and family income may not exceed \$30,000. The refinancing of an existing home loan is not permitted. The board has purchased two loans for \$100,750.

Montana Manufactured Housing Program (initiated in September 1992)

The Board of Housing set aside \$4.5 million to finance single family manufactured housing installed on a permanent foundation on titled (owned) property. Lot cost, well, and

septic can be included in the loan. These are 30-year loans with a 7¾ percent fixed rate of interest for first-time homebuyers or single parents (a separated or divorced person that was co-owner of a house) with annual household income at or below \$25,000. The home is to be owner-occupied with no investor involvement. The lot cannot exceed five acres. The maximum mortgage amount is \$65,000.

Low-income Housing Preservation and Resident Homeownership Program (Title VI)

The Low-income Housing Preservation and Homeownership Program was authorized in Title VI of the National Affordable Housing Act of 1990. The program provides competitive grants to assure the continuation of Section 221(d)(3) and Section 236 projects, whose low-income use restrictions could otherwise expire after 20 years of the final mortgage endorsement. The grants are financial incentives to retain project-subsidized housing projects, and to encourage sales to purchasers who will keep the property for low-income persons. Resident corporations, owners of low-income housing, nonprofit organization, state or local agencies, or any entity that agrees to maintain low-income affordability restrictions may apply for funding.

Contact person: Richard Fox, Office of Housing, HUD-Denver Regional Office (303) 844-5351.

HOPE 1 (Public Housing Homeownership) Program

The HOPE 1 Program is to assist in providing affordable homeownership for residents of public and Indian housing. HOPE 1 funds are available in three forms: planning grants and implementation grants. The maximum amount for planning grants is \$200,000, and it does not require matching funds. Mini planning grants are available. Eligible activities for planning grants include:

- replacement housing;
- development of resident councils;
- counseling;
- training and technical assistance;
- underwriting feasibility studies;
- preliminary architectural work; and
- development of security plans.

Implementation grants support the cost of developing housing. There is no cap on overall grant amounts, but some eligible activities are capped. This type of grant requires non-federal matching funds. With implementation grants, the following can be funded:

- rehabilitation;
- replacement reserves;
- legal fees;
- relocation;
- economic development activities; and
- administrative and operating costs.

Resident management corporations, resident corporations, cooperative associations, public or nonprofit organizations, public bodies or agencies, Public Housing Authorities, and Indian Housing Authorities are eligible to apply for HOPE 1 grants. Both grant types are awarded on a competitive basis.

Contact person: HUD-Denver, Office of Public Housing (303) 844-4762.

HOPE 2 (Homeownership of Multifamily Units) Program (Title IV)

The HOPE 2 program was authorized in subtitle B of Title IV of the National Affordable Housing Act of 1990. Program funds are to be used to assist in developing homeownership opportunities for low-income persons by providing planning and implementation grants to organizations that will help families purchase and maintain units in multifamily projects. The projects must be owned by the government, FHA-distressed, or subject to mortgages that are insured or held by HUD. Resident councils, resident management corporations, cooperative associations, mutual housing associations, public or private nonprofit organizations, public housing agencies and Indian housing authorities are eligible to apply. Joint applications may be submitted. Grants are awarded competitively. Planning grants can be no more than \$200,000, while mini planning grants may be only \$100,000. They can be used for:

- development of resident councils;
- counseling;
- training and technical assistance;
- underwriting feasibility studies;
- preliminary architectural work; and
- development of security plans.

Implementation grants must be matched with non-federal funds that are at least 33 percent of the grant amount. The maximum implementation grant is based on the present published Section 8 Existing Fair Market Rents over a 10-year period. These grants can fund:

- rehabilitation;
- replacement reserves;
- legal fees;
- relocation;
- economic development activities;
- administrative and operating costs; and
- acquisition.

Contact person: Lois Tressler, Office of Housing, HUD-Denver Regional Office (303) 844-4959.

HOPE 3 (Homeownership of Single Family Homes) Program

HOPE 3 provides financial assistance for homeownership. HOPE 3 implementation grants may be used for the following: acquiring and rehabilitating property; assisting first-time home buyers in purchasing housing; economic development to promote self-sufficiency of home

buyers; administrative costs; replacement reserves; and home buyer outreach selection and counseling.

Eligible sources for housing are single family residential properties currently owned or held by federal agencies, state, or local governments. HOPE 3 eligible applicants include private nonprofit organizations, public agencies, cities, states, counties, and PHAs or IHAs in cooperation with a private nonprofit or cooperative association. Grants are awarded competitively within a regional pool. Implementation grants must be under \$3 million.

Contact person: David Jacops, Office of Community Planning and Development, HUD-Denver (303) 844-5121.

Energy Programs

Energy program funds are available from the Department of Energy and other agencies. Allocations can be used for rehabilitation and new construction.

A. Weatherization

Energy costs are one of the greatest demands on a low-income family's resources. During Montana's winter, these costs can exceed rental or mortgage costs. The weatherization program administered by the Montana Family Assistance Division is 100 percent funded by the Department of Energy and Department of Health and Human Services. The program is designed to help low-income persons reduce their home heating costs and to conserve natural resources. The funds are directed toward local Human Resource Development Councils (HRDCs) and tribal organizations. These organizations decide where the grant money will be spent to install energy saving measures in the homes of low-income persons. Homes are prioritized on the basis of energy consumption.

Specific measures are decided upon after each home has had an energy audit to determine what activities would be most cost-effective. Measures include insulation, caulking, furnace repair and replacement. All labor and materials are purchased locally. By reducing overall costs, weatherization helps a family stay in their home, increasing family self-sufficiency. Income not spent on utility bills stays in the local economy, as does money spent on labor and materials.

Contact person: Jim Nolan, Family Assistance Division, Dept. of Social and Rehabilitation Services (406) 444-4546.

B. Low Income Energy Assistance Program (LIEAP)

The Family Assistance Division's Low Income Energy Assistance Program (LIEAP) is 100 percent funded from the Department of Health and Human Services. The goal of this program is to assist low-income families in meeting the home heating costs. Funding for each household is determined using a series of matrix tables that factor the household's income, fuel

type, size and type of home, and local heating degree days. Payments are made to the household's utility company. Supplemental payments are available for very low-income households. Emergency payments are allowed for unforeseen energy-related events. Up to 15 percent of the block grant may be used for weatherization activities to decrease long-term heating cost problems.

Contact person: Jim Nolan, Family Assistance Division, Dept. of Social and Rehabilitation Services (406) 444-4546.

FmHA Home Ownership Loans

Home ownership loans may be used to buy, build, improve, repair, or rehabilitate rural homes and related facilities, and to provide adequate water and waste disposal systems. Homes can be built on individual tracts or in subdivisions. Modernization (e.g., add bathrooms, central heating, modern kitchen) is also an eligible activity. Borrowers may purchase an existing house and lot or buy a site on which to build. In some cases, funds may be used to refinance debts on a home. The loans are to help low and moderate income families and persons. They must be without decent, safe housing, unable to obtain a reasonable loan from another source, have sufficient income to make house payments and living expenses, and possess the legal capacity to incur the loan obligation. Loans may be made for up to 100 percent of the FmHA-appraised value of the site and home.

Contact person: James Holzler, RH Chief; Helen Anderson, MFH Coordinator, FmHA Bozeman, (406) 585-2515.

FmHA Rural Housing Guaranteed Loans (Section 502)

The purpose of this program is to assist low and moderate income households through the guarantee of loans made by conventional lenders for acquisition of modest single family homes. Loan applicants must not own an adequate dwelling; be without sufficient resources to provide necessary housing and unable to secure necessary credit from conventional lenders; be a U.S. citizen or legally admitted; have legal capacity to incur the loan obligation; will be the owner occupant; have an acceptable credit history; have an adjusted income no more than 100 percent of the area median income; and have adequate and dependable income. The unit must be modest, relating to the maximum mortgage limits.

Contact person: James Holzler, RH Chief; Helen Anderson, MFH Coordinator, FmHA Bozeman, (406) 585-2515.

The following three pages contain CHAS tables 3A and 3B, HOUSEHOLDS AND PERSONS ASSISTED WITH HOUSING and GOALS FOR HOUSEHOLDS TO BE ASSISTED WITH HOUSING, respectively. The tables are in support of the preceding narratives.

Investment Plan

Comprehensive Housing Affordability Strategy (CHAS)
Instructions for States

Name of State:		FY: 1994									
Montana											
Funding Source	Amount Received by the State Last Fiscal Year (\$000s) (A)	Plan to Apply/ Submit (B)	Planned Use of Resources Expected to be Received During the FY			Resources Expected to be Received During the FY					Support Application by Other Entities (K)
			Acquisition (C)	Rehabilitation (D)	New Construction (E)	Rental Assistance (F)	Home Buyer Assistance (G)	Planning (H)	Support Services (I)	Operating Costs (J)	
A. Formula/Entitlement Programs											
1. HOME	\$3,335	X	2%	52%	13%	3%	21%	8%		1%	
2. CDBG \$	\$1,799	X	2%	70%	18% #	0% #	10%	0%	0%		
3. ESG	\$137	X		20%					50%	30%	X
4. HOPWA	Montana is ineligible										
5. DOE/Other Energy Programs	\$10,400	X		90%	10%						
6. Public Hsg. Comprehensive Grant	\$0			90%				10%			X
7. Subtotal-Formula Programs	\$15,671										
B. Competitive Programs											
8. HOME (reallocation)	\$0	X	X	X	X	X	X	X	X	X	
9. HOPE 1	\$0	X	X	X		X	X	X	X		X
10. HOPE 2	\$0	X	X	X		X	X	X	X		X
11. HOPE 3	\$0	X	X	X			X	X	X		X
12. ESG (reallocation)	\$0	X		X					X	X	X
13. Supportive Housing	\$803	X	X	X	X	X			X	X	X
14. HOPWA	\$0	X	X	X	X	X		X	X	X	X
15. Shelter Plus Care	\$0	X				X					
16. Safe Havens	\$0	X	X	X					X	X	X

Eligible only under certain circumstances

CHAS Table 3A Investment Plan- Continued

Funding Source	Amount Received by the Jurisdiction Last Fiscal Year (\$000s) (A)	Plan to Apply/ Submit (B)	Acquisition (C)	Rehabilitation (D)	New Construction (E)	Rental Assistance (F)	Home Buyer Assistance (G)	Planning (H)	Support Services (I)	Operating Costs (J)	Support Application by Other Entities (K)
B. Competitive Programs Continued											
17. Rural Homeless Housing			X	X		X			X	X	X
18. Sec. 202 Elderly			X	X	X	X			X		X
19. Sec. 811 Handicapped			X	X	X	X			X		X
20. Moderate Rehab SRO						X					X
21. Rental Vouchers	\$7,982					X					X
22. Rental Certificates	\$11,963					X					X
23. Public Housing Development			X	X	X						X
24. Public Housing MROP				X							X
25. Public Housing CIAP				X							X
26. DOE/Other Energy Programs		X		X	X						
27. LIHTC		X	X	X	X						X
28. FmHA			X	X	X	X	X				
29. Lead-Based Paint Abatement	\$0	X		X				X		X	
30. Other						X					
31. Subtotal Competitive Programs	\$20,748										
C. 32. Total- Federal	\$36,419										
33. Total- State			X	X	X	X	X	X	X	X	
34 Total- Private			X	X	X	X	X	X	X	X	
35. Total- All Sources	\$36,419										

U.S. Department of Housing and Urban Development
Office of Community Planning and DevelopmentGoals for Households & Persons
to be Assisted with HousingComprehensive Housing Affordability Strategy (CHAS)
Instructions for States

Name of State:

Montana

FY:

1994

	Renters				Owners				Homeless	Families	Non-Homeless Special Needs (L)	Total Goals (M)	Total Section 215 Goals (N)
	Elderly 1&2 Member Households (A)	Small Related (2 to 4) (B)	Large Related (5 or more) (C)	All Other Households (D)	Total Renters (E)	Existing Homeowners (F)	1st-Time Homebuyers with Children (G)	All Others (H)	Total Homeowners (I)	Individuals (J)			
1. Very Low-Income (0 to 30% of MFI)*	1,850	2,135	158	4,780	8,923	1,246	95	40	1,381	201	96	100	10,701
2. Very Low-Income (31 to 50% of MFI)*	1,923	1,961	107	5,540	9,531	2,150	404	172	2,726	388	180	50	12,875
3. Other Low-Income (51 to 80% of MFI)*	2,022	1,299	45	42	3,408	2,575	507	195	3,277	465	211	25	7,386
4. Total Low-Income (lines 1 + 2 + 3)	5,795	5,395	310	10,362	21,862	5,971	1,006	407	7,384	1,054	487	175	30,962

* Or based on HUD adjusted income limits, if applicable.

B. OTHER ACTIONS

i. PUBLIC POLICIES

MDOC will continue to provide technical assistance to local governments and other entities for the purpose of helping them evaluate and qualify for housing programs under its control and influence. Half of one staff person's time will continue to be committed to intergovernmental cooperation and application workshops. Application guidelines are designed to promote cooperation between various local entities, in order to overcome the sometimes fragmented areas of responsibility in housing programs.

The role of the state will expand in regard to the provision and interpretation of information that can aid localities in determining and quantifying their housing needs, problems, and alternative solutions to those problems. The state also intends to continue supporting the grant and loan applications of other entities that attempt to expand the supply of housing and related services. This technical support will include release of a data handbook and selected data tabulations from surveys completed during the previous year.

Another creative approach to promoting affordable housing has surfaced. Many small localities are unable to raise enough funds to qualify for federal matching fund programs. The Montana Board of Investments (BOI) and MDOC intend to explore ways in which BOI can provide low interest loans to less advantaged communities for the purpose of providing revenues for federal programs requiring matching funds.

The Community Development Bureau of MDOC obtained a grant to research model zoning standards. It is widely believed that some local and statewide land-use policies are making the provision of affordable housing more difficult than would otherwise be the case. MDOC expects to release a set of model zoning and land use policies that encourage affordable housing. Furthermore, local governments will be encouraged to review their land use policies to determine whether they are exclusionary with respect to certain types of affordable housing.

The state will continue promoting and assisting non-profit organizations and other entities in applying for and receiving certification as Community Housing Development Organizations (CHDOs). A minimum of 15 percent of HOME Program funds is set-aside for qualifying CHDOs.

MDOC recognizes that one of the best ways to facilitate development of housing is through education and technical assistance. Many people perceive that the array of housing programs and regulations is too complex, or too foreign, to master. For example, FmHA housing rehabilitation money is seldom used because some people believe that the application process is restrictively cumbersome. MDOC is determined to expand its role as a provider of technical assistance, helping local jurisdictions to quantify their housing needs, qualify for various housing programs, and better understand the requirements of various housing programs. Assistance can be particularly helpful in exploring and determining with some precision the degree and type of local needs.

MDOC, through its Housing Assistance Bureau, has developed a Housing Program Information Clearinghouse. The bureau has developed a data base of all housing programs relevant to Montana, whether administered by MDOC or by other entities in the state or federal government. Programs to expand housing opportunities, emergency shelters, homeless facilities, and other programs and services to support housing are being researched and planned for inclusion with the data base.

ii. INSTITUTIONAL STRUCTURE

Most state-administered housing assistance programs are handled by the Department of Commerce (MDOC), primarily within the Board of Housing, the Community Development Bureau, and the Housing Assistance Bureau. As lead agency, the Housing Assistance Bureau will continue to develop the CHAS, to manage and coordinate its many related housing programs, and to promote the interaction and coordination of agencies and entities involved in providing affordable housing. To do this successfully, the MDOC established the Housing Assistance Bureau as the lead agency to carry out responsibility for development of future CHAS planning, and the management and coordination of many housing programs.

Another avenue the state wishes to explore in greater detail is coordination with the private sector. Many banks, savings and loans, and other financial organizations involved in housing are interested in taking advantage of federally assisted housing improvement programs in order to meet requirements of the federal Community Reinvestment Act (CRA). Two federally assisted programs are the Montana CDBG and HOME programs. Both CHDOs and local governments can apply for HOME funds to assist in providing additional affordable housing. Local governments apply for CDBG funds to use for housing projects involving the rehabilitation of homes owned or rented by low or moderate income families and other activities to improve the neighborhood in which the housing rehabilitation is taking place. CDBG funds have played a key role in "leveraging," using CDBG dollars to attract private dollars by creating a pool of funds for rehabilitation loans at below market interest rates.

MDOC will continue communicating and coordinating activities with other agencies throughout the year. These actions can assist in identifying areas in which further communication and cooperation may be needed, and can help to identify gaps in the institutional provision of services. Actions have included application workshops for CDBG and HOME funding, information dissemination regarding the Community Reinvestment Act, advice to non-profit entities on how to become certified as Community Housing Development Organizations (CHDOs), and support for other entities in their application processes for funding of various programs.

MDOC recognizes that housing policy and housing program responsibilities are often fragmented across a variety of agencies and organizational entities throughout both the state and federal government. To aid in resolving these complications, MDOC supports the established "team" comprised of government and citizen participants to aid in directing and solving housing problems facing the state. MDOC will support continuation of such an entity for the state's

housing policy formation and development of broader-based constituencies researching and analyzing housing problems. In addition, the Montana legislature recently enacted House Bill 581, which created a State Housing Task Force. The governor recently appointed members of that task force, who will study issues related to affordable housing in Montana, and will report its findings and recommendations to the legislature.

The state has been able to collect some data pertaining to the size and needs of non-homeless persons with special needs. However, much of the information is general in nature. MDOC will be looking to the CHAS steering committee and the State Housing Task Force for input in the development and specification of goals for serving this in-need population. Furthermore, MDOC supports the prospective participation of individuals representing the interests of the developmentally disabled, persons in correctional institutions, and other non-homeless persons with special needs.

The Community Reinvestment Act (CRA) has stimulated the involvement of for-profit organizations in the provision of affordable housing. One example of CRA's work is the Community Home Ownership Program of Norwest Bank. Ten million dollars has been allocated by Norwest Banks in Montana and Wyoming to be used for home mortgage loans. The loans are available to people in Norwest Bank-designated market areas in Montana for purchasing single-family, owner-occupied residential units. The bank's program provides a low down payment, no discount points, low loan origination fees, and competitive interest rates on home mortgage loans. The loans are available only to families earning no more than 115 percent of the HUD-determined median income for the area, up to \$30,000. These benefits help make home ownership possible for some low- and moderate-income Montanans.

iii. LOW INCOME HOUSING TAX CREDIT

The Low Income Housing Tax Credit (LIHTC) is available under Section 42 of the Internal Revenue Code of 1986. It was permanently authorized during FY 1993. This is a federal income tax credit for owners of qualifying rental housing that meets certain low-income occupancy and rent limitation requirements.

Except for certain buildings substantially financed with tax-exempt bonds, an owner must first obtain a credit allocation from the appropriate state agency before claiming the tax credit. The amount of tax credit that may be allocated annually for housing within each state is limited to \$1.25 per resident. The Montana Board of Housing allocates the tax credit for housing located in the state.

The tax credit is available for residential rental buildings that are part of a qualifying low-income project. The rental units must be available to the general public. Residential properties that are ineligible for the credit generally include transient housing (housing initially leased for less than six months), buildings of four units or less that are occupied by the owner or a relative of the owner, dormitories, trailer parks, nursing homes, life care facilities, and retirement homes providing significant services other than housing.

The tax credit is used in conjunction with the acquisition and substantial rehabilitation or construction of qualifying residential rental housing. Gross rent for each low-income unit cannot exceed 30 percent of the applicable income ceiling. Gross rent includes that paid by the tenant, including utility costs, but excludes Section 8 or other federal rent subsidies. If the tenant pays utilities directly, the minimum rent is reduced by a utility allowance.

The LIHTC Program facilitates the provision of affordable housing to the residents of Montana. Project selection criteria include projects serving low-income tenants, projects located in distressed or hard-to-develop areas, projects that meet the area's housing needs and priorities, projects serving tenant populations with special housing needs, and projects in areas with long waiting lists for assisted housing.

iv. PUBLIC HOUSING RESIDENT INITIATIVES

The state of Montana has no public housing directly under its control. Therefore, it offers no public housing resident initiatives or management discussion. However, the state feels that conversion of public housing to owner-occupied housing is desirable, as long as the number of public housing units expands accordingly.

v. LEAD-BASED PAINT HAZARD REDUCTION

Montana programs related to control of lead-based paint hazards are in their infancy at the present time. The Montana Department of Health and Environmental Sciences (MDHES) has requested funds in the amount of \$340,928 from the Department of Health and Human Services Centers for Disease Control under the State and Community-Based Childhood Lead Poisoning Prevention Program. Funding for the program's first year has been secured. Funding for subsequent years is contingent upon the initial success of the program. The funds will be used for the Montana Childhood Lead Poisoning Prevention Program. This program will be initiated by the Butte-Silver Bow Health Department, under contract to MDHES.

The Montana Childhood Lead Poisoning Prevention Program will entail the creation of local programs within communities thought to have the highest at-risk population: Great Falls and Missoula. The program would eventually incorporate other major cities not served and provide access for rural areas through the urban programs. Activities for the first year include the launching of a statewide education and outreach effort, organizing the program in Missoula and Great Falls, and demonstrating a rural outreach model to access areas of southwestern Montana through the existing program in Butte. The first six months would be spent in selecting and training community staffs and launching the education program in each area. Screening, environmental assessments, and environmental and medical management would begin after six months.

Long-term funding for the program could be provided through a fee system for both screening and environmental assessment. The fees would begin in the second year of the program since the Butte program staff have found that fees deter parents from having their

children tested unless a definite need has been established. Other potential sources for funding are private and public community resources.

In addition to the Childhood Lead Poisoning Prevention Program, the Occupational and Radiological Health Bureau in the State Department of Health is in the early stages of creating a program to certify training courses for workers, supervisors, and inspectors of lead-based paint evaluation sites. They are currently studying the programs in place in other states and developing a funding proposal. By spring 1994, the EPA intends to have a set of regulations in place to guide the certification process for training courses.

HIGH RISK AREAS

The Butte Lead Program staff have developed a process to identify areas of high risk for lead poisoning of children. Seven Montana cities were ranked according to these indicators:

- percentage of children in the age group 0-5 assigned poverty status;²
- total number of children in age group 0-6;
- poverty rate; and
- percentage of homes built prior to 1960.

A score of 1 indicated the highest risk, 7 the lowest. Great Falls and Missoula, the cities with the lowest scores, were identified as high risk areas. Butte also demonstrated a high risk but already has a program in place. Table 3.1, below, presents the scores of each city.

Pre-1940 housing units, those most likely to contain lead-based paint, make up 17.1 percent of the total housing units in Montana. Of those units built before 1940, 25.4 percent are occupied by very low-income renters. Older rental units have higher rates of lead poisoning than do pre-1940 owner-occupied units. Of all renter households, about 58,010 are estimated to have lead-based paint. For owner-occupied households, 92,189 are estimated to have lead-based paint. This is not an indication of the number of households with a lead-based paint *hazard*; it is merely an indication those most at risk. The findings of initial Superfund-related study by the Butte-Silver Bow Health Department, when applied to the state, indicate that approximately 8,500 children may currently be at risk of lead poisoning.

TABLE 3.1
DATA FOR IDENTIFYING HIGH RISK AREAS

COMMUNITY	% CHILDREN 0-5 BELOW POVERTY	RANK	CHILDREN 0-6	RANK	POVERTY RATE	RANK	% HOUSES BUILT PRE-1960	RANK	TOTAL RANK
Billings	15.5%	6	8,459	1	12.7%	6	39%	6	19
Bozeman	23.3%	1	1,814	6	20.6%	1	42%	5	13
Butte	19.1%	4	3,227	4	15.0%	3	66%	1	12
Great Falls	20.4%	3	5,856	2	13.9%	4	52%	2	11
Helena	17.5%	5	2,374	5	11.0%	8	52%	3	20
Kalispell	14.2%	7	1,141	7	13.8%	5	17%	7	26
Missoula	23.2%	2	3,994	3	17.5%	2	50%	4	11

² While the target age group is 0 to 6, data related to poverty status by age group is presented in five-year increments.

OTHER CURRENT PROGRAMS

East Helena has a lead program that is relatively small, screening approximately 50 children annually in the East Helena area only. The program is funded by ASARCO and is part of the Lewis and Clark County Health Department.³ Statistics related to the East Helena Lead Program's blood screening activities are presented in Table 3.2, below.

TABLE 3.2
BLOOD SCREENING IN LEWIS AND CLARK COUNTY
OCTOBER 1991 THROUGH NOVEMBER 1992
(in $\mu\text{g}/\text{dL}$)

	<5	5-9	10-14	15-19	20+
Results of Children Screened	11	7	6	-	-
Results of Children Monitored ⁴	1	5	7	2	-

The Butte Childhood Lead Poisoning Prevention Program, mentioned above, is a comprehensive program funded by the Atlantic Richfield Corporation (ARCO). The Butte program began as a result of Superfund-related activities and is part of the Butte-Silver Bow County Health Department. The \$116,000 supplied annually by ARCO is used to support two full-time staff positions, as well as screening activities, lab support, and environmental investigations. The Butte program has screened approximately 1,000 children in its first two years of operation. Under contract to MDHES, the Butte Lead Program coordinator and clinical technician have begun two days of preliminary statewide screening in each of 12 counties. The data from that sampling are presented in Table 3.3, below.

TABLE 3.3
BLOOD LEAD LEVELS IN CHILDREN
OCTOBER 21, 1992
(in $\mu\text{g}/\text{dL}$)

County	<5	5-9	10-14	15-19	20+
Beaverhead County	19	14	3	0	0
Cascade County	17	14	5	2	0
Deer Lodge County	9	10	0	0	0
Jefferson County	0	1	2	0	0
Lake County	0	0	0	0	0
Madison County	3	2	1	1	0
Missoula County	27	7	1	0	0
Powell County	26	12	1	0	0
Ravalli County	0	0	1	0	0
Silver Bow County ⁵	80	88	52	12	2
Yellowstone County	19	20	1	0	0
TOTAL	200	168	67	15	2

³ The East Helena Lead Program began in conjunction with an overall environmental investigation associated with area smelting activities.

⁴ Monitoring is to evaluate status of previously established elevated levels.

⁵ Blood lead levels were averaged for clients having multiple venipuncture specimens.

The Butte program includes a Lead Levels Advisory Committee with representatives from county government, the private non-profit sector, the local university, physicians, and citizens. The model set up with this committee is intended to be used for the statewide program.

The community program began as a result of concerns about lead contaminants in the soil from mining and smelting activities in southwestern Montana. Initial findings of attempts to study the mining-lead contaminants issue in the Butte area have suggested that lead-based paint poses a greater threat mining-related lead. Therefore, Butte's local program on lead poisoning prevention now focuses on housing-related lead hazards.

C. ANTI-POVERTY STRATEGY

A major initiative the state plans for its anti-poverty strategy is the formation of a welfare reform task force. The task force will examine the design and operation of public assistance programs, with the goal of identifying the circumstances that result in people living in poverty and needing welfare assistance. They will also explore alternatives to current programs through an in-depth review of welfare theories and national reform efforts. They will develop a comprehensive reform proposal that will meet the basic needs of recipients and provide resources necessary to maximize each recipient's opportunity to achieve independence.

D. COORDINATION EFFORTS

Many banks, savings and loans, and other financial organizations involved in housing are interested in taking advantage of federally assisted housing improvement programs in order to meet the requirements of the federal Community Reinvestment Act (CRA). Two such federal programs available in Montana are the CDBG and HOME programs. CHDOs and local governments can apply for HOME funds to assist in providing additional affordable housing. Local governments apply for CDBG funds to use for housing projects involving the rehabilitation of homes owned or rented by low or moderate income families and other activities to improve the neighborhood in which the housing rehabilitation is taking place. CDBG funds have played a key role in "leveraging," using CDBG dollars to attract private dollars by creating a pool of funds for rehabilitation loans at below market interest rates.

MDOC also has been communicating and coordinating activities with other agencies throughout the entire year. This assists in the identification of areas for which further communication and cooperation may be needed, and helps to identify gaps in the institutional provision of services. Activities have included application workshops for CDBG and HOME funding, information dissemination regarding the Community Reinvestment Act, technical assistance workshops and publications, advice to non-profit agencies and prospective non-profit entities on how to become certified as Community Housing Development Organizations (CHDOs), and support for other entities in their applications for funding.⁶

⁶For example, the Community Development Bureau assisted the City of Kalispell in forming an alliance with the Federal Home Loan Bank of Seattle. The bureau's role was to emphasize the strength that the program had throughout the state and MDOC.

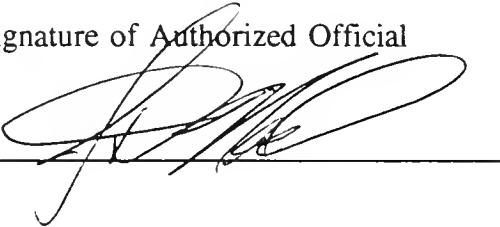
E. CERTIFICATIONS

FAIR HOUSING

The State hereby certifies that it will affirmatively further fair housing.

Signature of Authorized Official

X

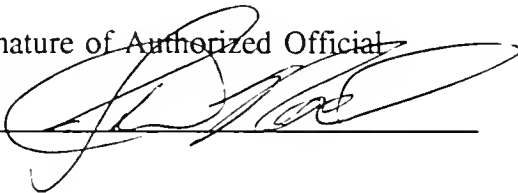


RELOCATION AND ANTIDISPLACEMENT

The State hereby certifies that it has in effect and is following a residential antidisplacement and relocation assistance plan that, in the case of any such displacement in connection with any activity assisted with funds provided under the HOME Program, requires the same actions and provides the same rights as required and provided under section 104(d) of the Housing and Community Development Act of 1974 in the event of displacement in connection with a development project assisted under section 106 or 119 of such Act.

Signature of Authorized Official

X



F. SUMMARY OF CITIZEN COMMENTS

Overall, the major comments provided in both oral and written testimony were substantially in agreement with the housing affordability, availability, accessibility, and suitability issues identified in the CHAS. Many comments provided suggestions on the editing of various narratives or suggested additions or refinements to the inventory data. These comments have been incorporated. Further comment was received about broadening the CHAS Steering Committee membership. MDOC intends to solicit wider membership in the FY95 process. Several comments were offered in terms of the development of land trust issues. MDOC feels this is largely a local administrative issue, and while MDOC supports the provision of affordable housing via most any mechanism, MDOC does not intend to take an advocacy role in this regard. The last issue of significant input relates to fair housing non-compliance. MDOC concurs that fair housing non-compliance may be becoming more widespread. MDOC intends to pursue furthering fair housing compliance through existing program monitoring procedures. Throughout the upcoming year, MDOC intends to remain open to all comments that may assist in alleviating Montana's housing difficulties.

ORAL COMMENTS PRESENTED DURING PUBLIC INVOLVEMENT MEETINGS

CHAS PUBLIC NEEDS HEARING Helena, City-County Building September 9, 1993

Technical issues were clarified regarding the several studies done by the Montana Department of Commerce during the summer to gather information for inclusion in the five-year CHAS. Questions concerned how samples were selected and how responses were summarized and reported.

The continuation of the low income housing tax credits will help some in promoting development of affordable housing. It was suggested that someone at the local level develop expertise on this subject and begin informing the public (especially prospective developers) to let them know the advantages of this opportunity, in order to stimulate interest in development of affordable housing.

Norwest Bank has come out with an affordable home ownership program. The houses do not have to meet FHA standards up front because the bank will hold their own notes. Norwest has committed \$10 million to this program statewide. They think that they will have to expand this into a lending program to make the necessary repairs within a couple of years so that the homes will be re-salable. The maximum price of a house under this program is \$60,000, and the bank requires a 5 percent down payment.

There needs to be some mechanism to allow people to buy and sell mobile homes. The banks now will not loan money on a mobile home or modular home unless it is brand new or affixed to a permanent foundation. To re-sell a mobile home, the owner has to hold the contract.

VISTA workers have been very active in Montana recently gathering planning data and conducting surveys to assist with grant writing for housing programs. This has been very helpful to many organizations. It was suggested that some money be set aside to assist the communities in hiring people to write grants. Perhaps one or two people could be funded to help communities, on a first-come, first-served basis, in writing grant applications. This would help the smaller communities be more competitive in the grant writing process.

Homeless programs have problems assisting homeless families because families do not like to be with the population of single homeless people. Most homeless facilities are set up to meet the needs of singles, rather than families. Funds are needed to build transitional facilities for meeting the needs of homeless families.

There is a large need for housing and support services for the mentally ill population; transitional housing is needed for this purpose as well. There is no incentive for landlords to make affordable housing adaptable for the physically handicapped.

The lack of rental housing will become an even more acute problem in the near future when Section 8 housing subsidy amounts are reduced. The Section 8 program is trying to adjust for this anticipated problem, within the limits of their authority, by allowing some assistance at 20 percent over Fair Market Rents (which they have not allowed in the past).

There is a need for home ownership education for both potential buyers and for persons already approved as home buyers. The City of Helena is in the process of setting up such programs. They also have a child psychologist working to develop a coloring book designed to educate children on responsible home ownership behaviors such as pride in ownership to ensure housing maintenance, safety subjects, neighborhood watch programs, etc.

One barrier to development of affordable housing in Missoula is the physical space limitations -- there is no land available for development. There are also no fixer-upper properties available that could be rehabilitated and sold. There is now a shortage of houses for purchase and a shortage of land sites available for building affordable housing. Many landlords have been saying that the 30 percent equity requirement for rehabilitation loans makes it prohibitive to fix up their properties to provide affordable rentals.

CHAS PUBLIC HEARING

**Kalispell, Flathead Valley Community College
November 15, 1993**

It was noted that Habitat for Humanity obtains no-interest loans for low-income families. Their ability to do this comes from donated labor and donated properties. The first qualification is on a "need" basis: they have not been able to get a normal mortgage. The households they have been able to serve with home loans make approximately \$175 to \$200 per week. Their general rule is that the homeowner should pay no more than 23 percent of gross income for taxes, insurance, and mortgage payment. Habitat for Humanity has six affiliates in Montana.

In discussing the priorities ranked #2 on CHAS Table 2, Norwest Bank agreed that few households earning less than 40 percent of the MFI can be helped with a home mortgage. For analysis purposes, the bank uses \$29,900 as the basis for the definition of low to moderate income in Kalispell. The bank can best serve the people earning 51 to 80 percent of MFI.

There seems to be a real adverse feeling in communities about zoning for mobile homes, as they are taxing on utilities. Consequently, much of land available in the Kalispell area does not have sewer and water. Through the help and assistance of the state and county, some areas could be designated for mobile home development and provision of infrastructure. This would be a good opportunity for assisting low and moderate income, if they are in properly designated areas and on a permanent foundation. That type of development should be encouraged. At the local planning level, this type of discussion is discouraged. Though the population of Kalispell is only 12,000, the market area for banks contains 40,000 people. The rest live in unincorporated areas not served with sewer and water facilities.

Sewers and water supply would have to be put in to even begin to address the housing needs of low income families. And, there are tremendous problems in water quality and infrastructure. A septic system cannot be put on less than 1/2 an acre. Anyone who has approached the local authorities with an idea for a development plan for mobile homes, the answer has been that they cannot issue a building permit. The majority of the general population doesn't have a problem with it. It's not a problem to finance a mobile home, even if it's a used mobile home, as long as it's on a permanent foundation. Kalispell is in the process of doing countywide planning for future development of infrastructure. There are many restrictions from subdivision regulations and much informal resistance to planning for meeting low-income housing needs.

Geared-down housing (\$45 per sq. ft.) can probably still be built within the city limits of Kalispell. A 10,000 sq. ft. house could be built for \$45,000; with a lot it would cost \$60,000. This would be the absolute top part of the range that a low-income person could afford, along with their other debt load. The problem is locating the people who have the need and helping them locate resources. Communication and education are necessary, but these people are afraid to come forward: afraid of their ignorance, afraid to admit their need, etc. The easiest way to get to them is through the churches. They'll talk about these types of needs there, and they don't have that defensive barrier there, but they won't come to this type of public meeting. Those people need to be talked to in order to help meet their needs.

The ABC Home Equity Program of Norwest Bank has picked up appraisal costs and title costs, and made home equity loans available to the public. They advertised the loan availability and the fact there were no front end costs. The resultant demand exceeded any anticipated volume statewide. In a two-month period, they did \$3,000,000 worth of these kinds of loans. They were able to analyze who had been served by their program. The average loan was \$20,000. Of the 85 total loans, 20 went to low and moderate income households (assuming an income of \$29,900 or less as low income), and they had no problem qualifying. Most were about 30-55 years of age. They've been here all their lives. Most used the monies for

improvements. Applicants were solid people with good equity and good homes. The quality of those second mortgage loans was very good. I didn't think there was any demand left. Our statistics tell us that one out of every six homeowners has a home equity loan.

Kalispell is the highest priced area of the state, but I still think we can do it with education, communication, and infrastructure. We've done a great deal of community redevelopment in the downtown area by leveraging bank funds with HUD funds, to make 3 percent loans available. I think there would be a lot of opportunity for developing housing with the same type of leveraging.

Planning processes are developing in Kalispell. They are becoming inundated with facts and figures, but these are helping to reveal the overall picture. Planners do need the type of information and facts available through the state CHAS. The County Commissioners have been addressing the zoning of mobile homes. Clustering is seen as one possible future solution to the current problems of contamination of groundwater due to high density of housing. People are starting to think about possible solutions to housing needs for lower income people in Kalispell, and have been looking at the types of things that are currently successful along these lines.

Over \$400,000 has been raised to help do comprehensive planning. It is the county's job to do this, but they don't have the staff for this purpose. Thus, a Cooperative Planning Coalition (CPC) was formed to develop countywide planning. There is a concern whether the county will accept the plan once it is formed. There will at least be a document to start some of this process from. The CPC needs the wealth of information available in the CHAS and through the surveys MDOC has completed, but has information shock at this point. It should be sifted through to get the information into one document in a useable form.

Residents of the valley joined together for land use and waste management planning, creating the Citizens for A Better Flathead organization. Affordable housing is another issue that needs to be addressed through a citizen involvement, ground-up level, rather than a top-down approach that is prescriptive.

If available land complied with infrastructure requirements, the private sector could pay for it. Low and moderate income housing could be underwritten for these people. But that requires building in higher density, such as three or four units per acre. That's just not in the cards in Montana today.

CHAS PUBLIC HEARING

**Glasgow, Cottonwood Inn
November 17, 1993**

The data contained in the CHAS points out the economic problems in Eastern Montana and was very enlightening. The questioner realized why the problems were so great in Garfield County, having worked with the county and having read the CHAS assessment of its economic difficulties (Garfield County was fifth in low income per capita.)

Attendees were supportive of the actions to be taken, as listed in the five-year strategy. A problem was noted in that some areas simply need additional assistance. Housing actions need to be facilitated in the communities, especially in small towns and rural areas, as housing need is at an all-time high. In many communities, even after a CDBG project has been completed, the need is still very high and the competition for these funds is very keen (due to the criteria regarding the percentage of home needing assistance). The type of need can change rather suddenly, such as from owner rehabilitation to public housing. Then, more and different programs need to be looked at to try to learn how to solve that new type of need. The number and complexity of housing programs makes this a difficult task.

The high vacancy rate in Glasgow is often the result of not being properly maintained, according to a person at the meeting. For another, the answer to housing problems is not infrastructure -- if citizens don't have adequate safe housing, they cannot live there, and will be forced to go elsewhere. Housing is critical -- streets can come later.

It was one person's experience when they started talking to local bankers about the CRA they were at arm's reach with it -- if we have to do something, then we will. They weren't particularly willing to offer lower interest rates and waive fees. Due to pressure from their audit agencies, some financial institutions are coming forward now to offer some of these types of assistance. With leveraging assistance, it may be possible to bring together some housing systems that will provide continued (revolving fund) assistance for low-income housing activities.

The Glasgow area hasn't seen much new construction in the past ten years other than condominiums or houses that are selling for over \$90,000. If someone put condos up near the lake they would be well-occupied. However, these would need sewer and water systems, and then there are subdivision regulations and water quality concerns that become very prohibitive unless the developer can sell them for a cost high enough to provide an adequate return on their investment. It is also probable that the price of lumber and other building materials will double or triple within the next few years.

The dollars you can acquire through federal funds have a maximum amount attached to them. Some, like CDBG, have risen, but they have not kept up with rising costs. Some thought that it's very justified for a community to get up to \$500,000 for a CDBG community project. Public facilities were also cited as a drastic need in this community. The same results aren't coming out of the economic development funds spent as from the infrastructure and housing components of the CDBG program budget.

The CHAS's economic forecast data is a great tool for helping communities do local planning. It should make county commissioners realize that they can't just address the brush fires of today -- they must look to the long-term future to determine the feasibility of actions they are taking today. People at the meeting were 100 percent supportive of the MDOC position to let local governments determine their own needs and develop a proposal which best meets the housing needs of that local area.

Information was requested on the number of unoccupied housing units available in different areas of the state (i.e., surplus housing). No central source of information is available at this time, but MDOC is in the process of gathering such data in order to coordinate housing assistance between those agencies that have a waiting list and those with access to surplus housing. There is an 8-unit rental assistance complex (FmHA) in Glasgow that has no occupants. Two units of assistance have been moved elsewhere, but there are six assisted units available. The owner has been talking about moving the housing unit because he cannot get it filled, but this would cost him \$100,000. The owner would like to let the Section 8 people know of this opportunity because there may be people in the western part of the state who cannot find a unit and may be willing to move.

Pamphlets of information on FmHA programs had just been sent by the Glasgow FmHA office to the CDBG Program. This information was requested by the Housing Assistance Bureau for inclusion in the CHAS and Housing Information Clearinghouse data base.

CHAS PUBLIC HEARING
Glendive, Dawson Community College
November 19, 1993

Priorities are changing so swiftly that it would make no sense to try to set priorities for a long-range plan. The City of Miles City is now experiencing the same types of housing shortages that are common in the western, urbanized sections of the state. Information was passed on about the surplus rental housing units available in Terry, Montana. It seems likely that people on the waiting list in Miles City could take advantage of this housing opportunity.

There were questions regarding the homebuyers cash assistance program developed by the Board of Housing. What types of assistance are available through this program? The Board of Housing will be requested to contact the people in attendance to describe the program.

Also, it was noted that several housing services and facilities from the eastern portion of the state were not included in the list in the draft CHAS. The Housing Assistance Bureau responded that these may be in the data base by now because of the recent work MDOC has been doing to update that information. Action for Eastern Montana will be sent a copy of the updated database in order to identify facilities (especially in the east) which have not yet been included. The updated information will be included in the final CHAS.

Concerns were expressed about the Section 8 program. It had been heard that the Section 8 certificate and voucher programs would be combined, but that has not yet happened. It would assist the administration of that program if HUD would complete this process.

Attendees asked what programs were available to finance new construction of low-income homes. FmHA has been underutilized in Montana, and is a good source to explore. Also available for this purpose are funds through the HOME and CDBG programs, as well as from the Montana Board of Housing. Each of these programs is summarized briefly in the CHAS.

Persons wishing to locate funding sources for a specific type of housing project may also call the Housing Assistance Bureau to request a computerized search through the Housing Information Clearinghouse data base. Regarding the Community Reinvestment Act, persons at the meeting requested a copy of the pamphlet handed out at the HOME application workshops.

The owners of 50 area apartment units has been working to get low-income renters into their units. They requested information on the best place to start to get some rehab money for these units. The owners were encouraged to develop local partnerships with different groups (such as nonprofits) in order to tap into funding sources. MDOC can do a search in the Housing Information Clearinghouse data base to provide data on funding sources to meet specific needs.

Three additional documents were requested by groups at the meeting: a list of consultants from MDOC's mailing list data base, chapter 2 of the administration manual on the environmental review process, and pamphlets regarding relocation and displacement regulations.

CHAS PUBLIC HEARING

**Anaconda, Senior Center
November 22, 1993**

Questions were asked regarding the definition of the Section 215 criteria. Discussion then centered on the draft report's estimate of assisted persons during FY94 and the extent that they qualified as Section 215. [MDOC revised its estimates of those qualifying under Section 215.]

Comment noted that the CHAS was quite long and that it contained many areas of redundant or duplicate narratives. MDOC noted that HUD instructions call for repetitive passages; further, Montana has received criticism from HUD in the past for not reproducing certain portions enough times in the CHAS. MDOC explained that the HUD review process entails partitioning the document into separate pieces. Each piece is then read by a reviewer. It was suggested that deleting the redundant passages and providing HUD with as many full copies as they need for review would make the CHAS document far more readable and usable by Montana citizens and others interested in housing issues. MDOC agreed, but noted that it is unable to change HUD procedures.

SUMMARY OF MAJOR WRITTEN COMMENTS

From Allison Price, Asst. Program Developer, Opportunities, Inc.

SUBJECT: Response to State of Montana CHAS Five-Year Plan

Thank you for the opportunity to comment on the State Comprehensive Affordability Strategy. After reviewing the latest draft of the Five-Year Plan, Opportunities, Inc. would like to offer a few remarks concerning the agency's position on affordable housing in Great Falls.

The document as a whole appears to be extremely thorough and accurate in covering the housing issues throughout the state. The City of Great Falls, however, and the human service agencies servicing the needs of the low-income, are somewhat misrepresented. The CHAS inventory of agency facilities throughout Great Falls does not accurately portray the extent to which the community provides food, shelter, and other emergency services to its disadvantaged citizens.

[MDOC incorporated all suggested enhancements to the facility and service inventory]

From Jim Morton, Executive Director, District XI Human Resource Council, and CHAS Steering Committee member

Please accept the following as the formal comments from the District XI Human Resource Council on the 1994 State of Montana Comprehensive Housing Affordability Strategy draft annual performance report for federal fiscal year 1993. Additionally, we have provided comments on the State of Montana 1994-1998 draft CHAS five year plan. Our intent is to work with the Department of Commerce in using our full potential to meet, with the highest sense of urgency, the housing needs of the citizens of our State.

In reviewing the actions taken for the past year, we would like to make the following comments in the hope that you will adopt them to improve the next years performance:

The steering committee is not as broad based and representative of the variety of housing needs in the state as we would hope. We would recommend making the Department of Commerce staff presently on the committee ex-officio and expanding the slots they now hold to include other special need population representatives, and more non-profit housing providers and housing advocates. Additionally, we recommend that the model for the committee be that of a collaborative, such as utilized by the Montana Power Company.

Now that there is better understanding as to the cause and extent of homelessness in the State, there is a real sense of urgency to create shelters for families as an interim solution awaiting the creation of transitional and permanent housing. As stated in the University of Montana study on the Sheltered Homeless Population of Montana, approximately one quarter of all sheltered homeless are Native American yet they represent only 6 percent of the population

at large. Families (read Children) are also over-represented in shelters. As gruesome as these statistics and demographic are, we are in a worse situation with the unsheltered homeless. HRC is unable to help those in this category on a daily basis for lack of resources or referral options. We can do far better in this State to provide safe, warm and clean emergency housing for our citizens that are struggling, than to continue to look the other way while children sleep in cars and in parks; while families are separated due to facilities that accommodate by gender only; while those with the lowest incomes and the most in need are the ones least able to benefit by existing programs, due to the reality of income eligibility minimums that serve as barriers in addressing the needs of the poorest of the poor.

It is difficult to see another Fiscal Year pass without achieving land banking of private or public lands for affordable housing; without creating any housing land trust models that utilize the aforementioned land, and without a State legislative appropriation and creation of a State Housing Trust Fund that leverages other resources.

Please consider hosting a statewide affordable housing conference next year with speakers addressing a comprehensive array of affordable housing topics. This may be a good project for the steering committee (collaborative) to undertake.

Accessory unit ordinances and inclusionary zoning should be utilized as critical tools that can provide great amounts of affordable housing at little or no direct cost to government.

From Alliance for the Mentally Ill of Missoula

Re: Comments on CHAS Documents

The enclosed newspaper article accurately describes housing availability in Missoula. [Ginny Merriam, "The Outsiders," *Missoulian*, November 7, 1993, pgs. E-1, E-8.] Fair Market Rents for 1 bedroom units had been \$420 mo +. Effective 10-1-93, they decreased to \$357. This does not reflect the market rents in Missoula. There is 0 vacancy rate for rentals in Missoula. Any contractor who may have been willing to build for Section 8 Housing definitely could not consider to do so with the decrease in Fair Market Rents. The decrease in Fair Market Rents makes the situation even more impossible.

From Machel Poier, HOME Program Manager, Northwest Montana Human Resources, Inc.

RE: Comments on the 1994-1998 Montana CHAS

We appreciate the opportunity to comment on Draft Federal Fiscal Year 1994 CHAS Five-Year Plan. The purpose of our comments is to help insure the accuracy and completeness of the information contained in the CHAS as well as increasing its usefulness as a tool.

The redundancy of giving a program description each time a program is mentioned makes effective use of the CHAS more laborious. It tends to cause the relevant information to become

lost and more difficult to disseminate. Describing each available program one time and referencing it in any future mentioning of that program would suffice.

Thank you once again for allowing us the opportunity to comment.

From Toni Austad, Director, Council for Concerned Citizens

SUBJECT: Montana's CHAS

The following are comments to the MDOC Annual Performance Report and Annual and Five Year Plan for the CHAS that my staff and I have prepared. We compliment you and your department for a comprehensive and articulate document. We appreciate and congratulate you for all of the work and concerns you have endeavored to include in the performance report and plans.

The Council for Concerned Citizens (formerly Concerned Citizens Coalition) is a non-profit organization that focuses on fair housing education and enforcement in Montana. We work in rural areas as well as the cities of Great Falls and Billings. Our efforts and accomplishments have been consistently recognized at the local, state, and national level regarding housing interests. We are greatly concerned with all issues surrounding Montana's housing problems, and we are extremely interested in all of the possibilities for assuring this vital human need to all Montanans.

We would like to preface our comments with the following:

Very little mention is given to the problem of disputes between housing providers and renters. Very low, low, and moderate-income renters routinely report problems involving housing providers who refuse to make repairs, return deposits, provide essential services and issue no cause evictions. The question of protections and remedies for renters under Montana's Landlord Tenant Law is ripe for review. We believe such agencies as Montana Legal Services and Human Resources Development Councils would heartily agree with us.

There is simply not enough time to detail these concerns, but we would hope you would look at the issue and discuss it with the groups we have named above. Moreover, we would very much like to be involved.

A fundamental issue that MDOC will ultimately need to address is the use of State CDBG funding to affirmatively further and enforce state and federal fair housing laws. Presently, as in the past, due to state imposed regulations, fair housing groups cannot even apply for state CDBG funds to do fair housing work. This needs to change immediately. Nationally, the tide is changing. Montana needs to change its rigid policies so that the social fabric of our state, damaged by every act of housing discrimination, can begin to mend.

Please remember that the following comments are intended in the spirit of cooperation. If we seem harsh or critical, it is only because we feel the urgency of including fair housing on every agenda surrounding housing and civil rights in Montana. Montanans are hurting.

Call if you have any questions or comments. If I am not available Janelle Lassey, CCC's Fair Housing Coordinator in Great Falls is more than willing to assist you or your staff.

Thank you for this opportunity to comment on Montana's housing problems and possibilities.

MDOC has done little if anything to include fair housing as an area for which further communication and cooperation is critically needed. There is no comment on private fair housing groups and enforcement and education. There should be comment that testing is a valid and often the only effective tool to uncover housing discrimination.

Shelter survey results: Housing discrimination may be a direct link to the disproportionately high Native American and families with children population in these shelters. Questions in the survey did not include the issue of how many times these households were denied housing before ultimately being left homeless.

Housing providers, bankers, and realtors all need education on fair housing laws and practices. Including information and assistance in advancing fair housing choice and vigorous enforcement of violations is vital and necessary.

[The FY 94-98 CHAS] states that fair housing non-compliance is an affordable housing deficiency but then excludes this from the next set of possible actions. "Montana believes these problems can be reduced, or perhaps eliminated, through the following actions:" must add "increased focus on issues of fair housing including serious consideration of entitlement funding on a statewide basis to provide for private fair housing activities."

The problems of very low, low, and moderate-income renters and persons with special needs are exacerbated by illegal acts of housing discrimination. This fact is documented by the Montana Human Rights Commission and the 1992 Governor's Advisory Council on Housing Discriminations. (You can verify this by contacting Anne MacIntyre at 444-2884.)

The Council for Concerned Citizens would very much like to be included in your consultation process. We have vast expertise, and we want to share our information. If we are to end housing discrimination, it is imperative that private fair housing groups be included in any and all efforts to promote the interaction and coordination of agencies and entities involved in providing affordable housing.

We are quite sure that the Montana Human Rights Commission would write a profile of housing discrimination complaints for inclusion in the state profile. In this section you could

also list the private fair housing groups in Montana who provide assistance in the important areas of civil rights and housing availability.

Unfortunately, 25 years after the passage of the Federal Fair Housing Act, and 19 years after the Montana Human Rights Act, achievement of fair housing choice is far from a reality in Montana. Complaints of housing discrimination filed with the Montana Human Rights Commission have risen dramatically in the past few years. The need for education to the housing and finance industries has been acknowledged for years. The need for increased and more effective enforcement of fair housing laws has essentially been misunderstood and/or ignored. Discrimination against families with children and people of color, most notably Native Americans, continues to be a pervasive basis of complaints. Fair housing experts agree that housing discrimination forces renters into substandard housing and often results in homelessness.

Laws have been in place for 125 years that prohibit discrimination in housing, and yet throughout these many decades little progress has been made to assure fair housing choice. State and national studies have shown that people of color experience housing discrimination over 50 percent of the time. Since, 1988, federal law has prohibited discrimination against families with children, and yet housing providers in Montana routinely deny housing to this group and continually seek to advertise their preferences for adults only.

Montana's tight housing market and conditions of substandard housing exacerbate the damage done by illegal acts of discrimination. Fair housing advocates maintain that housing discrimination also contributes to homelessness. Sexual harassment in housing is believed to be widespread and underreported.

Housing discrimination is often subtle and difficult to prove. Many times it is practiced with a smile and a handshake. Native Americans and people with mental and physical disabilities often do not know they have been discriminated against, or if they do suspect discrimination, they do not know what to do about it.

Finally, the nature and extent of mortgage lending and insurance discrimination has not been studied to any great extent in Montana.

Government, the housing industry, including real estate agents and housing providers, the general public, public service organizations and renters all need to be better educated on fair housing laws and practices to affirmatively further fair housing. Education is of little benefit however if the promise of fair housing law is not actualized through swift, effective enforcement. To this end, the entire judicial system in Montana needs to be sensitized to the rights and remedies provided by state and federal laws.

The state needs to examine all of its branches of government to determine the need for and compliance with fair housing. MDOC should look at its ability to become more involved in finding ways to fund fair housing activities under its CDBG program.

Private fair housing groups in Montana need the support of everyone if housing choice is to become a reality in Montana. Inclusion of private fair housing group activities needs to be viewed as an essential element of any group who meets to address housing problems and possibilities in Montana.

An important desired action would be for the MDOC to conduct an analysis of impediments to fair housing as provided for by HUD in their regulations regarding CDBG. It is our understanding that HUD is requiring all CDBG grantees to conduct such an analysis. Montana would do well to conduct the impediments analysis on a voluntary basis instead of waiting to be told to do it. Private fair housing groups and the information they have to contribute should be included in such studies. Further, the MDOC should require entitlement communities in Montana to automatically include private fair housing group information and participation.

From Howard D. Terry, Three Rivers

Three Rivers is a community development corporation (CDC) which functions as an "incubator" for nonprofit organizations, community projects, and cooperatives. Three Rivers assists in the development of these types of organizations by providing technical assistance, consulting and training on a wide variety of organizational development issues.

A group recently came to Three Rivers seeking assistance in the development of a community land trust for Missoula, and perhaps some smaller rural agricultural land trusts as well. As the development of a community land trust was part of the impetus for forming Three Rivers in the first place, we were delighted with the opportunity to assist this effort. Due to our keen interest in the creation of community land trusts, we had already done a fair bit of research into the topic, and collected key literature, legal and technical materials. Three Rivers, as part of its extra-community outreach program, will provide these materials, network references, technical assistance, training, and consulting for groups in Montana which are considering the formation of housing and agricultural land trusts in their areas.

On to some basic community land trust concepts... Community land trusts are not a new concept. There are over 100 CLTs around the nation. More are being created as this is being written. Many communities perceive CLTs as part of a comprehensive approach to addressing such issues as: rising land values, rising construction costs, housing shortages, access to home ownership and/or affordable rentals, quality of existing housing stock, urban gentrification, conversion of existing stock into commercial units, displacement of traditional residents, disintegration and reintegration of neighborhoods and communities...this is the "short" list!

In brief, CLTs function by removing the value of the land from the market value of a property. This is accomplished by the trust purchasing or being gifted the property, and holding the land portion of the property in trust for the community. The land is then leased back to the resident. Residents may be either owners or tenants. Tenants in rental units may accrue a

reduced amount of equity in the dwelling, providing them with funds to move or to be used for partial down payment on another home or their rental unit.

Among the many effects this type of arrangement has on the residents and communities which create CLTs, the most obvious is that by taking the land value out of the purchase price, home ownership becomes possible for a previously excluded segment of the local population. Though the advantage varies widely from community to community and from property to property, the following example will provide some insight into how this works.

With land values in Missoula representing approximately 30 percent of the purchase price of a home, and an average new single family home price of \$88,000, removing the land value reduces the price by \$26,400. This makes the purchase price of the same home \$51,600!

Further, land values rise several times faster than the prices of homes in the same area. By taking the land value out of the equation, the cost is not only reduced, but so is the basis for most of the prospective increase in future value.

The mechanism for leasing the land back to the resident(s) is known as a ground lease. These are typically long-term -- 99 years seems to be the standard -- and may be willed from generation to generation.

CLTs therefore, provide residents with access to ownership costs, long-term stability/security, a legacy which may be passed on, an opportunity to accrue value/savings while renting and many other structural advantages. CLTs are also an exceptional mechanism for building in or preserving other community features, such as: open space, community gardens, playgrounds, pedestrian and pedicycle facilities/improvements, community centers, etc.

While this is just a brief overview of the community land trust model, interest persons may receive information and assistance from Three Rivers, at the address and phone number shown above, from the Institute for Community Economics, located in Springfield, Massachusetts, or the Burlington Community Land Trust, located in Burlington, Vermont.

From Steve Olson, President, Norwest Bank Kalispell

Thank you for the opportunity to make your acquaintance along with your associates Mr. Warn and Mr. Gaudin at the public hearing held at Flathead Community College on November 15th at 7:00 P.M. on the Montana Comprehensive Housing Affordability strategy, "CHAS."

It was interesting in our discussions over the various needs and opportunities in the community, the subject of infrastructure, which appears to be extremely important in purposes of obtaining ground in a size to accommodate low and moderate income. A need for community sewer and water in the current process of septic and well drilling makes it prohibitive to obtain ground for this purpose. I am enclosing two articles from the Missoulian to support this

discussion, on titled *Test find aquifer pollution* and the other, *New water rules endanger subdivision*. I believe this is a statewide problem.

We also visited about the potential to research joint, private, public involvement in grants and the possibility of a buy down on interest rates for mortgage purposes to low and moderate income. Norwest Bank has done this in several cases in the past and currently have a very successful program in commercial redevelopment in the downtown area since 1978. In that time we have booked 240 loans for a total of \$3,486,390.00. If the Department of Commerce and CHAS would like to discuss the potential for a buy down program for certain uses, the bank would be happy to discuss the issue.

The two other areas of need appear through our perspective in the area of rehab loans and mobile homes. The mobile homes ties into the infrastructure issue as currently we cannot place 6 to 7 lots per acre without utilities and developable land close to utilities is unattainable. In the rehab area there appears an opportunity for improvement and additional loans in the low and moderate income. The bank experimented with this objective in the spring and summer of 1993 through an ABC Home Equity Program with no appraisal, no fees for recording and title work and made 19 loans available to low and moderate income at an average of \$20,000 or close to \$400,000 in total for these purposes.

It is noted that good qualified applicants are in the community with good payment histories and if the opportunity for non-conventional enhancements through minimum down payments and some of the fees under conventional financing waived that these people can obtain consideration for housing needs.

I thoroughly enjoyed our discussion. Feel free to contact me if you have any questions.

GLOSSARY

Abatement -- Any set of measures designed to permanently eliminate lead-based paint hazards in accordance with standards established by appropriate federal agencies. This may include removal of contaminated paint or dust, replacement of lead-contaminated surfaces or fixtures, the permanent containment or encapsulation of lead-contaminated paint, and the removal or covering of lead-contaminated soil. (Spring Training)

Affordable Housing (Section 215) -- The definition varies depending on the type of housing.

- *Rental housing* -- Occupied by a low-income person ($\leq 80\%$ of MI) and bears the lessor of the Section 8 Existing FMRs and 30 percent of adjusted income of a family whose income equals 65 percent of the MI. (This definition is the same as the HOME program's "High Home Rents.")
- *Homeownership* -- Purchaser must be a low-income, first-time homebuyer, use home as a principle residence, and have a sales prices not exceeding the 203(b) limits. (The definition is the same as that used in the HOME program.)
- *Existing owner rehabilitation* -- Existing owner must be low income, use home as principle residence, value after rehab may not exceed the 203(b) mortgage limits. (The definition is the same as that used in the HOME program.)

AIDS or Related Diseases -- The disease of acquired immunodeficiency syndrome or any conditions arising from the etiologic agent for AIDS including infection with the human immunodeficiency virus (HIV).

Alcohol/Other Drug Abuse (AODA) -- Excessive and impairing use of alcohol or other drugs, including addiction. AODA is measured by reports of a history of inpatient treatment, current symptomatology, current intake, and any combination of these.

Assisted Household or Person -- A household or person is assisted if, during the federal fiscal year, they receive benefits through the investment of federal funds (or federal funds used with other funds). The definition is broken down further:

- *New tenant* -- The household or person takes occupancy of housing newly built, acquired, or rehabilitated, and/or receives rental assistance through new budget authority.
- *Existing tenant* -- The acquisition and/or rehabilitation is completed during the year; a tenant receives rental assistance through new budget authority.
- *Existing homeowner* -- The home's rehabilitation is completed during the year.
- *First-time homebuyer* -- The home is purchased (e.g. loan is closed) during the year.
- *Homeless person* -- The person becomes a transitional or permanent housing occupant during the year.
- *Non-homeless person with special needs* -- The person is considered assisted only if the provision of supportive services is linked to the acquisition, rehabilitation, or new construction of a housing unit and/or the provision of rental assistance during the year.

Households or persons who will benefit from more than one program activity must be counted only once. To be included in the goals, the housing unit must, at a minimum, satisfy the HUD Section 8 Housing Quality Standards (see 24 CFR section 882.109).

Census Designated Place -- Densely settled concentrations of population that are identifiable by name, but are not legally incorporated places. Three population size criteria are used to designate a CDP:

- 1,000 or more persons if outside the boundaries of an urbanized area (UA);
- 2,500 or more persons if inside the boundaries of a UA; and
- 250 or more persons if outside the boundaries of a UA and within the official boundaries of an American Indian reservation.

Committed -- Generally means there has been a legally binding commitment of funds to a specific project to undertake specific activities.

Consistent with the CHAS -- A determination made by the state that a program application meets the following criteria: the Annual Plan for that fiscal year's funding indicates the state planned to apply for the program or was willing to support an application by another entity for the program; the location of activities is consistent with the geographic areas specified in the plan; and the activities benefit a category of residents for which the state's five-year strategy shows a priority.

Cost Burden > 30 percent -- The extent to which gross housing costs, including utility costs, exceed 30 percent of gross income, based on data published by the U.S. Census Bureau.

Cost Burden > 50 percent (Severe Cost Burden) -- The extent to which gross housing costs, including utility costs, exceed 50 percent of gross income, based on data published by the U.S. Census Bureau.

Developmentally Disabled -- Persons scoring at least two standard deviations below the mean on standardized intelligence tests are defined as developmentally disabled. (mean IQ = 70)

Disabled Household -- A household composed of one or more persons at least one of whom is an adult (a person of at least 18 years of age) who has a disability. A person shall be considered to have a disability if the person is determined to have a physical, mental, or emotional impairment that: (1) is expected to be of long-continued and indefinite duration, (2) substantially impedes his or her ability to live independently, and (3) is of such a nature that the ability could be improved by more suitable housing conditions. A person shall also be considered to have a disability if he or she has a developmental disability as defined in the Developmental Disabilities Assistance and Bill of Rights Act (42 U.S.C. 6001-6006). The term also includes the surviving member or members of any household described in the first sentence of this paragraph who were living in an assisted unit with the deceased member of the household at the time of his or her death.

Economic Independence and Self-Sufficiency Programs -- Programs undertaken by Public Housing Agencies (PHAs) to promote economic independence and self-sufficiency for participating families. Such programs may include Project Self-Sufficiency and Operation Bootstrap programs that originated under earlier Section 8 rental certificate and rental voucher initiatives, as well as the Family Self-Sufficiency program. In addition, PHAs may operate locally developed programs or conduct a variety of special projects designed to promote economic independence and self sufficiency.

Elderly Household -- For HUD rental programs, a one- or two-person household in which the head of the household or spouse is at least 62 years of age.

Elderly Person -- A person who is at least 62 years of age.

Existing Homeowner -- An owner-occupant of residential property who holds legal title to the property and who uses the property as his/her principal residence.

Family -- See definition in 24 CFR 812.2 (The National Affordable Housing Act definition required to be used in the CHAS rule differs from the Census definition). The Bureau of Census defines a family as a householder (head of household) and one or more other persons living in the same household who are related by birth, marriage or adoption. The term "household" is used in combination with the term "related" in the CHAS instructions, such as for Table 2, when compatibility with the census definition of family (for reports and data available from the census based upon that definition) is dictated. See also "Homeless Family."

Family Self-Sufficiency (FSS) Program -- A program enacted by Section 554 of the National Affordable Housing Act that directs Public Housing Agencies (PHAs) and Indian Housing Authorities (IHAs) to use Section 8 assistance under the rental certificate and rental voucher programs, together with public and private resources to provide supportive services, to enable participating families to achieve economic independence and self-sufficiency.

Federal Preference for Admission -- Preference given to otherwise eligible applicants under HUD's rental assistance programs who, at the time they seek housing assistance, are involuntarily displaced, living in substandard housing, or paying more than 50 percent of family income for rent. See, for example, 24 CFR 882.219.

First-Time Home Buyer -- An individual or family who has not owned a home during the three-year period preceding the HUD-assisted purchase of a home that must be used as the principal residence of the home buyer, except that any individual who is a displaced homemaker (as defined in 24 CFR 92) or a single parent (as defined in 24 CFR 92) may not be excluded from consideration as a first-time home buyer on the basis that the individual, while a homemaker or married, owned a home with his or her spouse or resided in a home owned by the spouse.

FmHA -- The Farmers Home Administration, or programs it administers.

For Rent -- Year-round housing units that are vacant and offered/available for rent. (U.S. census definition)

For Sale -- Year-round housing units that are vacant and offered/available for sale only. (U.S. census definition)

Frail Elderly -- An elderly person who is unable to perform at least three activities of daily living (i.e., eating, dressing, bathing, grooming, and household management activities). (See 24 CFR § 889.105.)

Group Quarters -- Facilities providing living quarters that are not classified as housing units. (U.S. census definition). Includes prisons, nursing homes, dormitories, military barracks, and shelters.

HOME -- HOME Investment Partnerships Program, authorized by the National Affordable Housing Act, Title II.

Homeless -- Persons sleeping in shelters or in places not meant for human habitation.

Homeless Family -- Family that includes at least one parent or guardian and one child under the age of 18, a homeless pregnant woman, or a homeless person in the process of securing legal custody of a person under the age of 18 who is living in situations described by terms "sheltered" or "unsheltered."

Homeless Individual -- An unaccompanied youth (17 years or younger) or an adult (18 years or older) without children who is living in situations described by terms "sheltered" or "unsheltered."

Homeless Youth -- Unaccompanied person 17 years of age or younger who is living in situations described by terms "sheltered" or "unsheltered."

HOPE 1 -- The HOPE for Public and Indian Housing Homeownership Program, authorized by Title IV, Subtitle A of the National Affordable Housing Act.

HOPE 2 -- The HOPE for Homeownership of Multifamily Units Program, authorized by Title IV, Subtitle B of the National Affordable Housing Act.

HOPE 3 -- The HOPE for Homeownership of Single Family Homes Program, authorized by Title IV, Subtitle C of the National Affordable Housing Act.

Household -- One or more persons occupying a housing unit (U.S. census definition). See also "Family."

Housing Problems -- Households that (1) occupy units meeting the definition of physical defects; (2) meet the definition of overcrowded; and (3) meet the definition of cost burden greater than 30 percent.

Housing Unit -- An occupied or vacant house, apartment, or a single room (SRO housing) that is intended as separate living quarters. (U.S. census definition)

Institutions/Institutional -- Group quarters for persons under care or custody. (U.S. census definition)

Large Related -- A household of five or more persons that includes at least one person related to the householder by blood, marriage or adoption.

Lead-Based Paint -- HUD thresholds or action levels for abating lead-based paint are one milligram per square centimeter (1 mg/cm²) or 0.5% by weight.

Lead-Based Paint Hazard -- Any condition that causes exposure to lead from lead-contaminated dust, lead-contaminated soil, lead-contaminated paint that is deteriorated or present in accessible surfaces, friction surfaces, or impact surfaces that would result in adverse human health effects as established by the appropriate federal agency. Lead-Based Paint Hazard Reduction Act of 1992 definition.

LIHTC -- (Federal) Low Income Housing Tax Credit.

Low Income -- Households whose incomes do not exceed 80 percent of the median income for the area, as determined by HUD, with adjustments for smaller and larger families. HUD may establish income ceilings higher or lower than 80 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes. NOTE: HUD income limits are updated annually and are available from local HUD offices. This term corresponds to low- and moderate-income households in the CDBG Program.

Moderate Income -- Households whose incomes are between 81 percent and 95 percent of the median income for the area, as determined by HUD, with adjustments for smaller or larger families. HUD may establish income ceilings higher or lower than 95 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes. This definition is different from that of the CDBG Program.

Moderate Physical Problems -- Plumbing. On at least three occasions during the last 3 months, or while the household was living in the unit if less than 3 months, all the flush toilets were broken down at the same time for 6 hours or more. Heating. Having unvented gas, oil, or kerosene heaters as the primary heating equipment. Upkeep. Having any three of these six upkeep problems: water leaks from the outside, such as from the roof, basement, windows or doors; leaks from inside structure such as pipes or plumbing fixtures; holes in the floors; holes or open cracks in the walls or ceilings; more than 8 inches of peeling paint or broken plaster; or signs of rats or mice in the last 90 days. Hallways. Having any three of these four hallway problems: no working light fixtures; loose or missing steps; loose or missing railings; and no elevator. Kitchen. Lacking a kitchen sink, refrigerator, or burners inside the structure for the exclusive use of the unit.

Moderate Rehabilitation -- Rehabilitation that involves costs that are less than or equal to 75 percent of the value of the building after rehabilitation. (Federal Register, July 20, 1992, pg. 32112, HOPWA)

Non-Elderly Household -- A household that does not meet the definition of "Elderly Household," defined above.

Non-Homeless Persons with Special Needs -- Includes elderly, frail elderly, severe mental illness, developmentally disable, physically disabled, persons with alcohol/drug addiction, persons with AIDS or related diseases, and families participating in organized programs to achieve economic self-sufficiency.

Non-Institutional -- Group quarters for persons not under care or custody. (U.S. census definition used)

Occupied Housing Unit -- A housing unit that is the usual place of residence of the occupant(s).

Other Household -- A household of one or more persons that does not meet the definition of a small related household, large related household, or elderly household.

Other Income -- Households whose incomes exceed 80 percent of the median income for the area, as determined by the secretary of HUD, with adjustments for smaller and larger families.

Other Low-Income -- Households whose incomes are between 51 percent and 80 percent of the median income for the area, as determined by HUD, with adjustments for smaller and larger families. HUD may establish income ceilings higher or lower than 80 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes. This term corresponds to moderate-income in the CDBG Program.

Other Vacant -- Vacant year-round housing units that are not for rent or for sale, including units awaiting occupancy or held.

Overcrowded -- A housing unit containing more than one person per room. (U.S. census definition)

Owner -- A household that owns the housing unit it occupies. (U.S. census definition)

Physical Defects -- A housing unit lacking complete kitchen or bathroom. (U.S. census definition)

Physically Disabled -- Persons with an illness or impairment that impedes his/her ability to function independently.

Primary Housing Activity -- A means of providing or producing affordable housing -- such as rental assistance, production, rehabilitation or acquisition -- that will be allocated significant resources and/or pursued intensively for addressing a particular housing need. See also "Secondary Housing Activity."

Project-Based (Rental) Assistance -- Rental assistance provided for a project, not for a specific tenant. Tenants receiving project-based rental assistance give up the right to that assistance upon moving from the project.

Public Housing CIAP -- Public Housing Comprehensive Improvement Assistance Program.

Public Housing MROP -- Public Housing Major Reconstruction of Obsolete Projects.

Rehabilitation -- The improvement or repair of an existing structure, or an addition to an existing structure that does not increase the floor area by more than 100 percent. (Federal Register, July 20, 1992, pg. 32112, HOPWA)

Rent Burden > 30 percent (Cost Burden) -- The extent to which gross rents, including utility costs, exceed 30 percent of gross income, based on data published by the U.S. Census Bureau.

Rent Burden > 50 percent (Severe Cost Burden) -- The extent to which gross rents, including utility costs, exceed 50 percent of gross income, based on data published by the U.S. Census Bureau.

Rental Assistance -- Rental assistance payments provided as either project-based rental assistance or tenant-based rental assistance.

Renter -- A household that rents the housing unit it occupies, including both units rented for cash and units occupied without cash payment of rent. (U.S. census definition)

Renter-Occupied Unit -- Any occupied housing unit that is not owner-occupied, including units rented for cash and those occupied without payment of cash rent.

Rural Homelessness Grant Program -- Rural Homeless Housing Assistance Program, which is authorized by Subtitle G, Title IV of the Stewart B. McKinney Homeless Assistance Act.

Secondary Housing Activity -- A means of providing or producing affordable housing--such as rental assistance, production, rehabilitation or acquisition -- that will receive fewer resources and less emphasis than primary housing activities for addressing a particular housing need. See also "Primary Housing Activity."

Section 215 -- Section 215 of Title II of the National Affordable Housing Act: the section that contains the CHAS provisions. Section 215 defines "affordable" housing projects under the HOME Program. See "Affordable Housing."

Service Needs -- The particular services identified for special needs populations, which typically may include transportation, personal care, housekeeping, counseling, meals, case management, personal emergency response, and other services to prevent premature institutionalization and assist individuals to continue living independently.

Severe Cost Burden -- See Cost Burden > 50 percent.

Severe Mental Illness -- Includes the diagnoses of psychoses (e.g. schizophrenia) and the major affective disorders (e.g. bipolar, major depression). This does not include those diagnosed with organic disorders. It must be chronic, having existed for at least one year. SMI significantly limits a person's ability to live independently. This definition is different from that of the National Institute on Mental Health.

Severe Physical Problems -- Plumbing. Lacking hot or cold piped water or a flush toilet, or lacking both bathtub and shower, all inside the structure for the exclusive use of the unit. Heating. Having been uncomfortably cold last winter for 24 hours or more because the heating equipment broke down, and it broke down at least three times last winter for at least 6 hours each time. Electric. Having no electricity or all of the following three electric problems: exposed wiring; a room with no working wall outlet; and three blown fuses or tripped circuit breakers in the last 90 days. Upkeep. Having any five of the six maintenance problems listed above; Hallways. Having all of the four problems listed above in public areas.

Sheltered -- Families and persons whose primary nighttime residence is a supervised publicly or privately operated shelter, including emergency shelters, transitional housing for the homeless, domestic violence shelters, residential shelters for runaway and homeless youth, and any hotel/motel/apartment voucher arrangement paid because the person is homeless. This term does not include persons living doubled up or in overcrowded or substandard conventional housing. Any facility offering permanent housing is not a shelter, nor are its residents homeless.

Shelters -- Residences that do not provide the opportunity for continuous tenancy, including overnight facilities vacated each day, hotels and other places provided for a temporary stay using "vouchers" or "chits," transitional shelters (maximum stay is up to two years).

Small Related -- A household of two to four persons that includes at least one person related to the householder by birth, marriage, or adoption.

Substandard Condition and not Suitable for Rehab -- By local definition, dwelling units that are in such poor condition as to be neither structurally nor financially feasible for rehabilitation.

Substandard Condition but Suitable for Rehab -- By local definition, dwelling units that do not meet standard conditions but are both financially and structurally feasible for rehabilitation. This does not include units that require only cosmetic work, correction or minor livability problems, or maintenance work.

Substantial Amendment -- A major change in an approved housing strategy. It invokes a change to the five-year strategy, which may be occasioned by a decision to undertake activities or programs inconsistent with that strategy.

Substantial Rehabilitation -- Rehabilitation of residential property at an average cost for the project in excess of \$25,000 per dwelling unit; or rehabilitation that involves costs in excess of 75 percent of the value of the building after rehabilitation.⁷

Supportive Housing -- Housing, including housing units and group quarters, that have a supportive environment and includes a planned service component.

Supportive Service Need in FSS Plan -- The plan that PHAs administering a Family Self-Sufficiency program are required to develop to identify the services they will provide to participating families and the source of funding for those services. The supportive services may include child care; transportation; remedial education; education for completion of secondary or post-secondary schooling; job training, preparation and counseling; substance abuse treatment and counseling; training in homemaking and parenting skills; money management and household management; counseling in home ownership; job development and placement; follow-up assistance after job placement; and other appropriate services.

Supportive Services -- Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples are case management, medical or psychological counseling and supervision, child care, transportation, and job training.

Tenant-Based (Rental) Assistance -- A form of rental assistance in which the assisted tenant may move from a dwelling unit with a right to continued assistance. The assistance is provided for the tenant, not for the project.

Total Vacant Housing Units -- Unoccupied year-round housing units. (U.S. census definition)

Unsheltered -- Families and individuals whose primary nighttime residence is a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings (e.g., streets, parks, alleys).

Vacant Awaiting Occupancy or Held -- Vacant year-round housing units that have been rented or sold and are currently awaiting occupancy, and vacant year-round housing units that are held by owners or renters for occasional use. (U.S. census definition)

Vacant Housing Unit -- Unoccupied year-round housing units that are available or intended for occupancy at any time during the year.

Very Low Income -- Households whose incomes do not exceed 50 percent of the median area income, as determined by HUD, with adjustments for smaller and larger families and for areas with unusually high or low incomes or where needed because of prevailing levels of construction costs or fair market rents. This term corresponds to low-income households in the CDBG Program. For the purpose of further distinguishing needs

⁷ The first definition is from Appendix A of HUD's Instructions for developing and Completing a Five-Year CHAS. The second is from the *Federal Register*, July 20, 1992, pg. 32112, regulations for the Housing Opportunities for Persons with AIDS Program.

within this category, two subgroups (0 to 30 percent and 31 to 50 percent of MFI) have been established in CHAS tables and narratives.

Worst-Case Needs -- Unassisted, very low-income renter households who pay more than half of their income for rent, live in seriously substandard housing (which includes homeless people) or have been involuntarily displaced.

Year-Round Housing Units -- Occupied and vacant housing units intended for year-round use. (U.S. census definition.) Housing units for seasonal or migratory use are excluded.

APPENDIX A

SURVEY INSTRUMENTS

**USED FOR HOUSING SURVEYS
CONDUCTED BY THE MONTANA DEPARTMENT OF COMMERCE
DURING THE SUMMER OF 1993**

MONTANA HOUSING SURVEY

INSTRUCTIONS: Please answer all the following questions. Place a "✓" or an "x" in the boxes that best represent your opinion or situation.

PART 1 -- YOUR COMMUNITY'S HOUSING

For many of the following questions, we would like to know how many homes you think are available and how expensive these may be. We also want to know your opinion about whether these homes are in good physical shape (suitable for living) and whether they are usable, or "accessible," for handicapped persons. Please check only one box for each question.

1. The *availability* of rental housing in your community is
Plentiful Very short
1.1 ☐ 1.2 ☐ 1.3 ☐ 1.4 ☐ 1.5 ☐ 1.6 ☐ 1.7 ☐

2. The *affordability* of rental housing in your community is
Very expensive Very underpriced
2.1 ☐ 2.2 ☐ 2.3 ☐ 2.4 ☐ 2.5 ☐ 2.6 ☐ 2.7 ☐

3. The *accessibility* of rental housing for handicapped or disabled persons is
Very accessible Not accessible
3.1 ☐ 3.2 ☐ 3.3 ☐ 3.4 ☐ 3.5 ☐ 3.6 ☐ 3.7 ☐

4. The *suitability* of rental housing in your community is
Good shape Poor shape
4.1 ☐ 4.2 ☐ 4.3 ☐ 4.4 ☐ 4.5 ☐ 4.6 ☐ 4.7 ☐

5. The *availability* of for-sale owner-occupied housing in your community is
Plentiful Very short
5.1 ☐ 5.2 ☐ 5.3 ☐ 5.4 ☐ 5.5 ☐ 5.6 ☐ 5.7 ☐

6. The *affordability* of owner-occupied housing in your community is
Very expensive Very underpriced
6.1 ☐ 6.2 ☐ 6.3 ☐ 6.4 ☐ 6.5 ☐ 6.6 ☐ 6.7 ☐

7. The *accessibility* of for sale owner-occupied housing for the handicapped or disabled is
Very accessible Not accessible
7.1 ☐ 7.2 ☐ 7.3 ☐ 7.4 ☐ 7.5 ☐ 7.6 ☐ 7.7 ☐

8. The *suitability* of owner-occupied housing in your community is
Good shape Poor shape
8.1 ☐ 8.2 ☐ 8.3 ☐ 8.4 ☐ 8.5 ☐ 8.6 ☐ 8.7 ☐

9. What major factors affect the ability of persons to buy homes in your area? 9.1 _____

10. Do you think building regulations adversely affect the *availability* of housing in your area?
10.1 ☐ Yes 10.2 ☐ No

10A. Do you think zoning regulations adversely affect the *availability* of housing in your area?
10A.1 ☐ Yes 10A.2 ☐ No

11. Do you think building regulations adversely affect the *affordability* of housing in your area?
11.1 ☐ Yes 11.2 ☐ No

11A. Do you think zoning regulations adversely affect the *affordability* of housing in your area?
11A.1 ☐ Yes 11A.2 ☐ No

12. What things might best facilitate solving your area's housing problems? 12.1 _____

PART 2 -- HOUSING NEED IN YOUR AREA

Consider only your local community. Indicate how much need each of the following groups has for better housing.

1. Please indicate how much need each of the following groups have for better housing:

1A. Elderly (those over 65 years of age)

Severe need No need

1A.1 ☐ 1A.2 ☐ 1A.3 ☐ 1A.4 ☐ 1A.5 ☐ 1A.6 ☐ 1A.7 ☐

1B. Mentally or Physically Disabled

Severe need No need

1B.1 ☐ 1B.2 ☐ 1B.3 ☐ 1B.4 ☐ 1B.5 ☐ 1B.6 ☐ 1B.7 ☐

1C. Homeless

Severe need No need

1C.1 ☐ 1C.2 ☐ 1C.3 ☐ 1C.4 ☐ 1C.5 ☐ 1C.6 ☐ 1C.7 ☐

1D. AIDS or HIV Infected

Severe need No need

1D.1 ☐ 1D.2 ☐ 1D.3 ☐ 1D.4 ☐ 1D.5 ☐ 1D.6 ☐ 1D.7 ☐

1E. Alcohol or Drug Addicted

Severe need No need

1E.1 ☐ 1E.2 ☐ 1E.3 ☐ 1E.4 ☐ 1E.5 ☐ 1E.6 ☐ 1E.7 ☐

1F. Please identify other groups in need of housing in your area. 1F.1 _____

2. Please indicate how much each of these types of housing programs are needed:

2A. Repair and maintenance assistance

Extreme need No need

2A.1 ☐ 2A.2 ☐ 2A.3 ☐ 2A.4 ☐ 2A.5 ☐ 2A.6 ☐ 2A.7 ☐

2B. Rental assistance

Extreme need No need

2B.1 ☐ 2B.2 ☐ 2B.3 ☐ 2B.4 ☐ 2B.5 ☐ 2B.6 ☐ 2B.7 ☐

2C. Construction of low-rent rental units

Extreme need No need

2C.1 ☐ 2C.2 ☐ 2C.3 ☐ 2C.4 ☐ 2C.5 ☐ 2C.6 ☐ 2C.7 ☐

2D. Rehabilitation of rental units

Extreme need No need

2D.1 ☐ 2D.2 ☐ 2D.3 ☐ 2D.4 ☐ 2D.5 ☐ 2D.6 ☐ 2D.7 ☐

2E. Construction of affordable new single family units

Extreme need No need

2E.1 ☐ 2E.2 ☐ 2E.3 ☐ 2E.4 ☐ 2E.5 ☐ 2E.6 ☐ 2E.7 ☐

2F. Rehabilitation of single family units

Extreme need No need

2F.1 ☐ 2F.2 ☐ 2F.3 ☐ 2F.4 ☐ 2F.5 ☐ 2F.6 ☐ 2F.7 ☐

2G. Low-rent group care for elderly

Extreme need No need

2G.1 ☐ 2G.2 ☐ 2G.3 ☐ 2G.4 ☐ 2G.5 ☐ 2G.6 ☐ 2G.7 ☐

2H. Assistance for manufactured home and mobile home owners

Extreme need No need

2H.1 ☐ 2H.2 ☐ 2H.3 ☐ 2H.4 ☐ 2H.5 ☐ 2H.6 ☐ 2H.7 ☐

3. Do you feel that your area attracts persons in need of housing?

3.1 ☐ Yes 3.2 ☐ No

3A. If yes, which one of the following is the largest group attracted to your area?

- 3A.1 ☐ Elderly
3A.2 ☐ Mentally or physically disabled
3A.3 ☐ Homeless
3A.4 ☐ AIDS or HIV infected persons
3A.5 ☐ Alcohol or drug addicted
3A.6 ☐ Other _____

PART 3 -- YOUR HOME

Please indicate if *your* dwelling unit has any of the following housing problems. Check one box for each structural characteristic, corresponding to the severity of the problem.

1. Inadequate plumbing

No problems Many leaks

1.1 ☐ 1.2 ☐ 1.3 ☐ 1.4 ☐ 1.5 ☐ 1.6 ☐ 1.7 ☐

2. Inadequate wiring

No problems Bare wires

2.1 ☐ 2.2 ☐ 2.3 ☐ 2.4 ☐ 2.5 ☐ 2.6 ☐ 2.7 ☐

3. Soot or smoke escaping into the home from fireplace or heater

No problems Much soot/smoke

3.1 ☐ 3.2 ☐ 3.3 ☐ 3.4 ☐ 3.5 ☐ 3.6 ☐ 3.7 ☐

4. Walls or ceiling with holes, falling plaster, peeling paint

No problems Severe problem

4.1 ☐ 4.2 ☐ 4.3 ☐ 4.4 ☐ 4.5 ☐ 4.6 ☐ 4.7 ☐

5. Missing window panes or cardboard/plastic instead of glass

No problems Panes missing

5.1 ☐ 5.2 ☐ 5.3 ☐ 5.4 ☐ 5.5 ☐ 5.6 ☐ 5.7 ☐

6. Doors or windows that stick or don't open

No problems Many stuck

6.1 ☐ 6.2 ☐ 6.3 ☐ 6.4 ☐ 6.5 ☐ 6.6 ☐ 6.7 ☐

7. Air leaks around windows or doors

No problems Many leaks

7.1 ☐ 7.2 ☐ 7.3 ☐ 7.4 ☐ 7.5 ☐ 7.6 ☐ 7.7 ☐

8. Roof sags, missing shingles, leaks

No problems Severe leaks

8.1 ☐ 8.2 ☐ 8.3 ☐ 8.4 ☐ 8.5 ☐ 8.6 ☐ 8.7 ☐

9. Cracked foundation

No problems Many or large cracks

9.1 ☐ 9.2 ☐ 9.3 ☐ 9.4 ☐ 9.5 ☐ 9.6 ☐ 9.7 ☐

10. Please comment on any problems with your house that are not listed above. 10.1 _____

11. Do you own, rent, or have other arrangements for your home?

11.1 ☐ Own 11.2 ☐ Rent 11.3 ☐ Other

12. Which of the following best describes your current residence?

- 12.1 ☐ Single family home
12.2 ☐ Duplex, triplex, or 4-plex
12.3 ☐ Multifamily unit (more than 4 units in structure, e.g. apartment complex)
12.4 ☐ Manufactured or mobile home
12.5 ☐ Other type of home _____

13. How many years have you lived in this residence? 13.1 _____

14. When was your dwelling built? 14.1 _____

15. How many bedrooms does your residence have?

15.1 ☐ 0/studio 15.2 ☐ 1 15.3 ☐ 2
15.4 ☐ 3 15.5 ☐ 4 15.6 ☐ 5 or more

16. How many full bathrooms does your residence have?

16.1 ☐ 0 16.2 ☐ 1 16.3 ☐ 2 16.4 ☐ 3 or more

16A. How many half bathrooms does your residence have?

16A.1 ☐ 0 16A.2 ☐ 1 16A.3 ☐ 2 16A.4 ☐ 3 or more

17. How many people live in your household?

17.1 _____

18. Are there persons under the age of 18 in your household? 18.1 ☐ Yes 18.2 ☐ No

18A. If yes, how many? 18A.1 _____

PART 4 -- YOUR HOUSEHOLD

1. Which of the following categories best describes your current occupation? (Please select only one.)

1.01 ☐ Administrative/Office

1.09 ☐ Engineering

1.17 ☐ Medical Professional

1.02 ☐ Accounting

1.10 ☐ Welder/Metal Fab.

1.18 ☐ Schoolteacher

1.03 ☐ Retail Trade

1.11 ☐ Construction

1.19 ☐ Personal Services

1.04 ☐ Restaurant/Food Svcs.

1.12 ☐ Truck Driver/Transp.

1.20 ☐ Heavy Equip Operator

1.05 ☐ Law/Legal Services

1.13 ☐ Mechanic/Auto Repair

1.21 ☐ Mining

1.06 ☐ Phys./Natural Science

1.14 ☐ Electrician/Plumber

1.22 ☐ General Laborer

1.07 ☐ Farming/Ranching

1.15 ☐ Finance/Insur/Real Est

1.23 ☐ Geology

1.08 ☐ Business Services

1.16 ☐ Manufacturing

1.24 ☐ Other _____

2. Are you currently employed in this occupation? 2.1 ☐ Yes 2.2 ☐ No

3. How long have you been in this occupation?

3.1 _____

4. If you rent, can you afford to buy a home?

4.1 ☐ Yes

4.2 ☐ No

5. If you are a homeowner, is it difficult for you to maintain your home?

5.1 ☐ Yes

5.2 ☐ No

5A. If yes, why?

5A.1 ☐ Don't know what to do

5A.2 ☐ Too expensive

5A.3 ☐ Need helper to do the maintenance

5A.4 ☐ Other _____

6. What is the sex of the head of household?

6.1 ☐ Male

6.2 ☐ Female

6B. If you are not the head of household, what is your sex? 6B.1 ☐ Male 6B.2 ☐ Female

7. What is the age of the head of household?

7.1 _____

7B. If you are not the head of household, what is your age? 7B.1 _____

8. What is your present marital status?

8.1 ☐ Married 8.2 ☐ Separated 8.3 ☐ Divorced

8.4 ☐ Widowed 8.5 ☐ Never Married

9. What is the race of the head of household?

9.1 ☐ White 9.3 ☐ Native American

9.2 ☐ Black 9.4 ☐ Asian/Pacific Islander

9.5 ☐ Other (specify) _____

10. What is the ethnic or cultural background of head of household (hispanic, Jewish, etc.)?

10.1 _____

11. Have you experienced unfair treatment related to housing (been denied or discouraged from a unit based on race, sex, family status etc.) within the last three years?

11.1 ☐ Yes

11.2 ☐ No

12. What is your level of education?

12.1 ☐ Completed high school

12.2 ☐ Some college

12.3 ☐ Completed college

12.4 ☐ Some graduate work

12.5 ☐ Graduate degree

12.6 ☐ None of the above

13. What is the monthly rent or mortgage payment for your home?

13.1 ☐ \$0 to \$99

13.7 ☐ \$600 to \$699

13.2 ☐ \$100 to \$199

13.8 ☐ \$700 to \$799

13.3 ☐ \$200 to \$299

13.9 ☐ \$800 to \$899

13.4 ☐ \$300 to \$399

13.10 ☐ \$900 to \$999

13.5 ☐ \$400 to \$499

13.11 ☐ \$1,000 or more

13.6 ☐ \$500 to \$599

14. Does your rent payment include utilities?

14.1 ☐ Yes

14.2 ☐ No

15. Does anyone in your household have a self care or mobility limitation? 15.1 ☐ Yes 15.2 ☐ No

15A. If yes, what is the degree of the limitation?

Minor problem Major problem

15A.1 ☐ 15A.2 ☐ 15A.3 ☐ 15A.4 ☐ 15A.5 ☐ 15A.6 ☐ 15A.7 ☐

16. If you would like a summary of the survey results, please check here.

16.1 ☐ Yes, I would like a summary.

16A. If you answered yes and your current address is different from the one printed on the cover letter, what is your current address:

16A.1 _____

17. What is your annual household income?

17.1 ☐ Less than \$5,000

17.9 ☐ \$25,000 to \$27,499

17.17 ☐ \$45,000 to \$47,499

17.2 ☐ \$5,000 to \$9,999

17.10 ☐ \$27,500 to \$29,999

17.18 ☐ \$47,500 to \$49,999

17.3 ☐ \$10,000 to \$12,499

17.11 ☐ \$30,000 to \$32,499

17.19 ☐ \$50,000 to \$54,999

17.4 ☐ \$12,500 to \$14,999

17.12 ☐ \$32,500 to \$34,999

17.20 ☐ \$55,000 to \$59,999

17.5 ☐ \$15,000 to \$17,499

17.13 ☐ \$35,000 to \$37,499

17.21 ☐ \$60,000 to \$74,999

17.6 ☐ \$17,500 to \$19,999

17.14 ☐ \$37,500 to \$39,999

17.22 ☐ \$75,000 to \$99,999

17.7 ☐ \$20,000 to \$22,499

17.15 ☐ \$40,000 to \$42,499

17.23 ☐ \$100,000 or more

17.8 ☐ \$22,500 to \$24,999

17.16 ☐ \$42,500 to \$44,999

SURVEY OF MONTANA'S HOUSING NEEDS

INSTRUCTIONS: Please answer all the following questions. Place a "✓" or an "x" in the boxes that best represent your opinion or situation. Use the back of these pages to make additional comments.

1. Which of the following best describes your current occupation? (Please select only one.)

- | | | |
|---|---|--|
| 1.01 <input type="checkbox"/> Public Housing Official | 1.06 <input type="checkbox"/> Land Developer | 1.11 <input type="checkbox"/> Disabled/Aging Care Mgr. |
| 1.02 <input type="checkbox"/> Housing Program Mgr. | 1.07 <input type="checkbox"/> Planning Official | 1.12 <input type="checkbox"/> Owner of Rental Units |
| 1.03 <input type="checkbox"/> Banking Official | 1.08 <input type="checkbox"/> Interest Group | 1.13 <input type="checkbox"/> Contractor/Engineer |
| 1.04 <input type="checkbox"/> Real Estate | 1.09 <input type="checkbox"/> Elected Public Official | 1.14 <input type="checkbox"/> Other Business Owner |
| 1.05 <input type="checkbox"/> Housing Developer | 1.10 <input type="checkbox"/> Appointed Pub. Official | 1.15 <input type="checkbox"/> Other _____ |

2. How many years of experience do you have in the occupation you indicated above? 2.1 _____

3. To what geographic area (or areas) of the state do your occupational responsibilities take you?

- 3.1 ☐ NE 3.2 ☐ SE 3.3 ☐ Central 3.4 ☐ NW 3.5 ☐ SW

4. What constituency do you represent or are you most familiar with? 4.1 _____

YOUR AREA'S HOUSING STOCK

5. Which value best represents the current rental housing vacancy rate in your area?

- 5.1 ☐ 10% + 5.2 ☐ 9% 5.3 ☐ 8% 5.4 ☐ 7% 5.5 ☐ 6%
5.6 ☐ 5% 5.7 ☐ 4% 5.8 ☐ 3% 5.9 ☐ 2% 5.10 ☐ 1%

6. What do you think is the average monthly rental price (excluding utilities and services) for each of the following?

- efficiency unit 6.1 _____
1 bedroom apartment 6.2 _____
2 bedroom apartment 6.3 _____
3 bedroom apartment 6.4 _____
4 bedroom apartment 6.5 _____

7. What is the average percent increase or decrease in rental prices since July 1990?

- 7.1 _____ % increase
7.2 _____ % decrease

For questions 8 to 15, please check the one box that best represents your opinion for each question. Boxes on the left mean one extreme, boxes on the right mean the opposite extreme.

8. The *availability* of rental housing in your community is

Plentiful Very short

- 8.1 ☐ 8.2 ☐ 8.3 ☐ 8.4 ☐ 8.5 ☐ 8.6 ☐ 8.7 ☐

9. The *affordability* of rental housing in your community is

Very expensive Very underpriced

- 9.1 ☐ 9.2 ☐ 9.3 ☐ 9.4 ☐ 9.5 ☐ 9.6 ☐ 9.7 ☐

10. The *suitability* of rental housing in your community is

Very suitable Not suitable

- 10.1 ☐ 10.2 ☐ 10.3 ☐ 10.4 ☐ 10.5 ☐ 10.6 ☐ 10.7 ☐

11. The *accessibility* of rental housing in your area for handicapped persons is

Very accessible Not accessible

- 11.1 ☐ 11.2 ☐ 11.3 ☐ 11.4 ☐ 11.5 ☐ 11.6 ☐ 11.7 ☐

12. The *availability* of owner-occupied housing in your community is

Plentiful Very short

- 12.1 ☐ 12.2 ☐ 12.3 ☐ 12.4 ☐ 12.5 ☐ 12.6 ☐ 12.7 ☐

13. The *affordability* of owner-occupied housing in your community is

Very expensive Very underpriced

- 13.1 ☐ 13.2 ☐ 13.3 ☐ 13.4 ☐ 13.5 ☐ 13.6 ☐ 13.7 ☐

14. The *suitability* of owner-occupied housing in your community is

Very suitable Not suitable

- 14.1 ☐ 14.2 ☐ 14.3 ☐ 14.4 ☐ 14.5 ☐ 14.6 ☐ 14.7 ☐

15. The *accessibility* of owner-occupied housing for handicapped persons is

Very accessible Very inaccessible

- 15.1 ☐ 15.2 ☐ 15.3 ☐ 15.4 ☐ 15.5 ☐ 15.6 ☐ 15.7 ☐

16. What major factors affect the ability of persons to buy homes in your area? Continue on back if necessary. 16.1 _____

17. Do you think building and zoning regulations affect the availability of housing in your area?

- 17.1 ☐ Yes 17.2 ☐ No

17A. If yes, check the following if they apply:

- 17A.1 ☐ Increased energy efficiency codes
17A.2 ☐ Other (specify) _____

18. To what degree do the following factors affect the affordability or cost of housing?

18A. Building codes

Decrease cost Increase cost

- 18A.1 ☐ 18A.2 ☐ 18A.3 ☐ 18A.4 ☐ 18A.5 ☐ 18A.6 ☐ 18A.7 ☐

18B. Building energy efficiency codes

Decrease cost Increase cost

- 18B.1 ☐ 18B.2 ☐ 18B.3 ☐ 18B.4 ☐ 18B.5 ☐ 18B.6 ☐ 18B.7 ☐

18C. Zoning regulations
Decrease cost Increase cost
18C.1 ☐ 18C.2 ☐ 18C.3 ☐ 18C.4 ☐ 18C.5 ☐ 18C.6 ☐ 18C.7 ☐

18D. Financing affordable housing projects
Decrease cost Increase cost
18D.1 ☐ 18D.2 ☐ 18D.3 ☐ 18D.4 ☐ 18D.5 ☐ 18D.6 ☐ 18D.7 ☐

18E. Saving for conventional loan down payments
Decrease cost Increase cost
18E.1 ☐ 18E.2 ☐ 18E.3 ☐ 18E.4 ☐ 18E.5 ☐ 18E.6 ☐ 18E.7 ☐

19. What is the average percent increase or decrease in housing prices since July 1990?
19.1 _____ % increase
19.2 _____ % decrease

20. Do you feel that your area's population has changed significantly since spring 1990?
20.1 ☐ Yes 20.2 ☐ No

20A. If yes, what percent has it changed?
20A.1 _____

YOUR AREA'S HOUSING CHARACTERISTICS

The next set of questions relate to your estimation of the needs that various groups have for housing.

21. Please characterize the degree of need the following groups have for housing in your area; choose one box for each.

21A. Elderly
Severe need No need
21A.1 ☐ 21A.2 ☐ 21A.3 ☐ 21A.4 ☐ 21A.5 ☐ 21A.6 ☐ 21A.7 ☐

21B. Mentally or Physically Disabled
Severe need No need
21B.1 ☐ 21B.2 ☐ 21B.3 ☐ 21B.4 ☐ 21B.5 ☐ 21B.6 ☐ 21B.7 ☐

21C. Homeless
Severe need No need
21C.1 ☐ 21C.2 ☐ 21C.3 ☐ 21C.4 ☐ 21C.5 ☐ 21C.6 ☐ 21C.7 ☐

21D. AIDS or HIV Infected Persons
Severe need No need
21D.1 ☐ 21D.2 ☐ 21D.3 ☐ 21D.4 ☐ 21D.5 ☐ 21D.6 ☐ 21D.7 ☐

21E. Alcohol or Drug Addicted
Severe need No need
21E.1 ☐ 21E.2 ☐ 21E.3 ☐ 21E.4 ☐ 21E.5 ☐ 21E.6 ☐ 21E.7 ☐

21F. Racial Minority
Severe need No need
21F.1 ☐ 21F.2 ☐ 21F.3 ☐ 21F.4 ☐ 21F.5 ☐ 21F.6 ☐ 21F.7 ☐

21G. Please identify other prospective groups in your area who are in need of housing. 21G. _____

22. Given your in-need populations and housing stock, characterize your area's housing needs?
Severe needs No need
22.1 ☐ 22.2 ☐ 22.3 ☐ 22.4 ☐ 22.5 ☐ 22.6 ☐ 22.7 ☐

23. Do you feel that your area is a magnet for those needing assisted living?
23.1 ☐ Yes 23.2 ☐ No

23A. If yes, how does that affect your community?
Positive effect Negative effect
23A.1 ☐ 23A.2 ☐ 23A.3 ☐ 23A.4 ☐ 23A.5 ☐ 23A.6 ☐ 23A.7 ☐

24. Please rate the degree of need for each of the following:

24A. Rental assistance
Extreme need No need
24A.1 ☐ 24A.2 ☐ 24A.3 ☐ 24A.4 ☐ 24A.5 ☐ 24A.6 ☐ 24A.7 ☐

24B. Production of new rental units
Extreme need No need
24B.1 ☐ 24B.2 ☐ 24B.3 ☐ 24B.4 ☐ 24B.5 ☐ 24B.6 ☐ 24B.7 ☐

24C. Rehabilitation of old rental units
Extreme need No need
24C.1 ☐ 24C.2 ☐ 24C.3 ☐ 24C.4 ☐ 24C.5 ☐ 24C.6 ☐ 24C.7 ☐

24D. Acquisition of existing rental units
Extreme need No need
24D.1 ☐ 24D.2 ☐ 24D.3 ☐ 24D.4 ☐ 24D.5 ☐ 24D.6 ☐ 24D.7 ☐

25. How difficult is it to obtain financing for affordable housing projects?
Very difficult Very easy
25.1 ☐ 25.2 ☐ 25.3 ☐ 25.4 ☐ 25.5 ☐ 25.6 ☐ 25.7 ☐

25B. If you feel that financing is difficult, to what do you attribute any problems? 25B.1 _____

HOMELESS AND SUPPORTIVE HOUSING INVENTORY

The following table relates to services and facilities for the homeless and for non-homeless persons with special needs. The first section, question 26, is further broken down into services and facilities that include an overnight stay, and those that do not include an overnight stay.

Question 27 asks for supportive housing with a service component for non-homeless persons with special needs. Please note that both questions ask for facilities and services, not the number of people that they help. Please provide what information you can.

26. Facilities and Services for the Homeless and Threatened with Homelessness Please remember, this is an inventory of services and facilities, not people. (check one box () for type of program)

26A. OVERNIGHT HOUSING Name and Location (street address and city)		Emergency shelter	Transitional housing	Permanent housing for disabled homeless	# of Units	Overnight Sleeping Capacity
1.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
2.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
3.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
4.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
5.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
6.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
7.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
8.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		

26B. SERVICES OTHER THAN OVERNIGHT HOUSING Name and Location (street address and city)		Day shelter	Soup kitchen	Other less than overnight (specify)	Capacity
1.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

26C. Other Homeless Programs (Name and Location)		Social Service Progr.	Meal voucher	Shelter voucher	Service voucher (specify)	Capacity
1.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

26D. Social service programs (non-housing) to prevent low-income persons from becoming homeless		3.	4.
1.			
2.			

27. Facilities and Services for Non-Homeless Persons with Special Needs (includes elderly, frail elderly, severe mental illness, developmentally or physically disabled, alcohol or drug addicted, AIDS, and others)

27A. Supportive housing that includes a planned service component (group homes, single-room occupancy, etc.): Name and Location (street address and city)		Capacity	27B. Programs ensuring that persons returning to the community from mental and physical health institutions receive supportive housing	Capacity
1.			1.	
2.			2.	
3.			3.	
4.			4.	
5.			5.	
6.			6.	
7.			7.	
8.			8.	

ADDITIONAL COMMENTS

The following questions ask for your opinions regarding general areas for policy formation. Please answer all that you wish. If you need additional space for your response, simply write on the back of these pages.

28. What opportunities for creating affordable housing in your area exist due to area market conditions?

29. What barriers for creating affordable housing in your area exist due to area market conditions?

30. What organizational or institutional barriers to affordable housing exist in your area?

31. What things might best facilitate solving your area's housing problems?

32. Are there gaps in the delivery of programs and resources in your area? If so, please describe them.

33. If you would like a copy of the survey results, please check the box below.

33.1 ☐ Yes, I would like a summary of the results.

If your address is different from that presented on the cover letter, please enter your new address at right.

THANK YOU FOR YOUR ASSISTANCE!

MONTANA HOUSING OPINION SURVEY

The Montana Department of Commerce is conducting a survey on the affordability of housing in Montana. You have been selected to offer information based on your experience and knowledge on housing in your community. Please answer these questions candidly to provide the Department with sound information regarding affordable housing. This information, especially your name, will be held in strict confidence.

NOTE: Narrative answers and comments can be written on additional sheets and attached to this survey. Please feel free to expand on any response.

Name, title and phone number of person (s) providing information:

Name _____ Occupation _____ Phone _____

Name of Community: _____

A. MARKET FACTORS AFFECTING HOUSING

1. What is the **market demand** for the following types of housing in your community or county (circle degree of demand):

	low demand <-----> high demand				
low-cost housing (to rent)	1	2	3	4	5
low-cost housing (to buy)	1	2	3	4	5
avg priced housing (to rent)	1	2	3	4	5
avg priced housing (to buy)	1	2	3	4	5
high-end housing (to rent)	1	2	3	4	5
high-end housing (to buy)	1	2	3	4	5

2. What is the **availability** of each type of housing in relation to the demand for each particular type of housing in your community or county (circle degree of availability):

	Scarce supply <-----> Surplus				
low-cost housing (to rent)	1	2	3	4	5
low-cost housing (to buy)	1	2	3	4	5
avg priced housing (to rent)	1	2	3	4	5
avg priced housing (to buy)	1	2	3	4	5
high-end housing (to rent)	1	2	3	4	5
high-end housing (to buy)	1	2	3	4	5

3. What is the **degree of interest by developers** in constructing each of the following types of housing in your community or county (circle degree of interest):

	low interest <-----> high interest				
low-cost housing (to rent)	1	2	3	4	5
low-cost housing (to buy)	1	2	3	4	5
avg priced housing (to rent)	1	2	3	4	5
avg priced housing (to buy)	1	2	3	4	5
high-end housing (to rent)	1	2	3	4	5
high-end housing (to buy)	1	2	3	4	5

4. Is there a need **for new construction** of housing for low and moderate income persons in your community?
- ☐ no
- ☐ yes

If yes, approximately how many units of the following types are needed:

_____ # units single family (non-elderly)

_____ # units multi-family (non-elderly)

_____ # units for elderly

_____ # other (specify) _____

5. Is there an unmet demand for **handicapped accessible** housing?

- ☐ no
- ☐ yes

If yes: please mark the types of handicap-accessible housing needed:

☐ single family rental

☐ single family homeowner

☐ multi-family rental

_____ avg # of bedrooms needed

6. **Affordability.** Based on your experience and available information, estimate the following housing costs in your community:

What are the **average monthly rent rates** for:

a. **Single family units:**

\$ _____ 1 BR units

\$ _____ 2 BR units

\$ _____ 3+ BR units

b. **Mobile homes:**

\$ _____ 1 BR units

\$ _____ 2 BR units

\$ _____ 3+ BR units

c. **Multi-family units:**

\$ _____ 0 BR (efficiencies)

\$ _____ 1 BR units

\$ _____ 2 BR units

\$ _____ 3+ BR units

What are the **average sales prices** for the following types of homes in your community?

a. **for Newer Homes (less than 20 years):**

\$ _____ avg price 1 BR house

\$ _____ avg price 2 BR house

\$ _____ avg price 3+ BR house

b. **for Older Homes (20 years or older):**

\$ _____ avg price 1 BR house

\$ _____ avg price 2 BR house

\$ _____ avg price 3+ BR house

What is the **average cost** of the following **newly constructed** housing in your community?

\$ _____ average cost for a 2 BR house

\$ _____ average cost for a 3 BR house

\$ _____ average cost for a 4+ BR house

B. FINANCIAL FACTORS AFFECTING HOUSING

Please comment on the how **financial factors** might affect affordable housing in your community, such as:

Ability of families to meet loan terms -- down payment, interest rate, term of loan, and closing costs:

Availability of affordable financing: _____

Availability of subsidies or other programs for home ownership: _____

Availability of rent subsidies: _____

Other financial factors affecting affordable housing: _____

C. OTHER FACTORS AFFECTING HOUSING

1. a. Please comment on the **suitability** of the housing stock available to low and moderate income families in your community, including **physical condition** (e.g., needs significant repair or replacement of wiring, plumbing, heating, roof or foundation); **size** for number of occupants; **location** within the community: _____

- b. Is a housing rehabilitation program needed in your community? ☐ no ☐ yes

2. What factors do you believe **most encourage** (or **would encourage**) the development of housing for **low and moderate income** persons in your community?

3. What factors do you believe **most discourage** the development of housing for **low and moderate income** persons in your community?

4. Please comment on any **positive effects** on affordable housing in your community resulting from **local land use or building code regulations**.

5. Please comment on any **specific problems** affecting affordable housing in your community resulting from **local or state regulations** (e.g.: lengthy review times; restrictive standards; inappropriate location of residential areas):

(Continue comments on additional sheets if you wish)

6. a. What programs are used in your community to help provide affordable housing? _____

- b. Are there other programs you feel your community should be using? _____

7. Other comments regarding the **availability, affordability, or suitability** of housing in your community:

(Continue comments on additional sheets if you wish.)

8. What, in your opinion, is affordable housing?

Monthly Rent		Single-Family Home Purchase Price	
\$ _____/month	low-income affordable rent	\$ _____	low-income affordable house
\$ _____/month	avg-income affordable rent	\$ _____	avg-income affordable house
\$ _____/month	high-income affordable rent	\$ _____	high-income affordable house

9. Other comments:

MONTANA SURVEY: HOUSING CHARACTERISTICS/PLANNING STATUS

This is the second of two surveys the Montana Department of Commerce is conducting on the affordability of housing in Montana. One questionnaire, MONTANA HOUSING OPINION SURVEY, seeks the opinions of various people within the community regarding issues related to affordable housing. Because of your key role in housing or planning in your community, you are asked to answer this second questionnaire to provide the most accurate information you have available regarding housing, and the status of planning and regulation in your community. In addition to this questionnaire, it is important that you complete the MONTANA HOUSING OPINION SURVEY. Your responses are vital to help identify factors affecting affordable housing.

Name, title and phone number of person (s) providing information:

Name

Title

Phone

Name of Community or Local Government you Represent: _____

A. HOUSING CHARACTERISTICS

1. Has your community developed local statistics on housing vacancies and availability that is more recent than the 1990 Census?

☐ no ☐ yes

2. Total number of housing units by type:

_____ # units Total housing units of all types

_____ # units single family

_____ # units multi-family (1&2 BR)

_____ # units multi-family (3+ BR)

_____ # units mobile homes

_____ # units of handicap-accessible

Source of Information: 1990 Census _____ Other (specify) _____

Availability of Housing. Average number of housing units vacant or available during a typical month when school is in session (i.e., *excluding seasonal and summer months*).

3. Average number of **Rental Units** available of each type at any one time:

_____ # single family houses for rent

_____ # multi-family rentals (1 and 2 BR)

_____ # multi-family rentals (3+ BR)

_____ # mobile home **units** for rent

_____ # mobile home **lots** for rent

_____ # **rental units** above that are
handicapped-accessible

4. **Vacancy Rate** each type:

_____ % single family rentals

_____ % multi-family (3+ BR)

_____ % unoccupied mobile home lots

_____ % multi-family (1&2 BR)

_____ % mobile homes

_____ % handicap-accessible

5. Number of units currently **For Sale** in your community:
- | | |
|---------------------------------|---|
| _____ # 1 BR | _____ # 2 BR |
| _____ # 3+ BR | _____ # Mobile homes |
| _____ # Modular (factory-built) | _____ # Housing units for sale that are
handicapped-accessible |
6. New and Renovated Housing Stock:
- | |
|--|
| _____ # housing units remodelled in <u>last 5 years</u> (from building permit records) |
| _____ # new single family housing units built in <u>last 5 years</u> (from bldg permit records) |
| _____ # new multi-family housing units built in the <u>last 5 years</u> (bldg permit records) |
7. Public and Assisted Housing:
- a. Does your community have a **housing authority**?
☐ no ☐ yes
- b. How many **units of public housing** (owned by public agency) are in your community?
- | | |
|---------------------|--------------------|
| _____ # 1 BR units | _____ # 2 BR units |
| _____ # 3+ BR units | |
- c. How many **units of subsidized housing** does your community have (i.e., through Section 8 or other assisted rental program)?
- | | |
|---------------------|--------------------|
| _____ # 1 BR units | _____ # 2 BR units |
| _____ # 3+ BR units | |
- d. The number of **rental housing units constructed under FmHA** (U.S. Farmer's Home Administration) programs in the last five years:
- | |
|---------------------------------------|
| _____ # for multi-family use |
| _____ # for senior citizen use |

8. Suitability of Housing:

- a. Has your community conducted a survey of housing conditions?
☐ no ☐ yes
- b. _____ % Estimated percentage of living units **substantially substandard** (physical condition needs significant repair, replacement, or update to one or more component (wiring, plumbing, heating, roof or foundation)).
- c. _____ % Estimated percentage of living units in **need of moderate repair** (paint, floor coverings, windows, weatherization, etc.)

Source of information for housing conditions: _____

9. Homelessness:

a.. Does your community have one or more **homeless shelters** or transitional housing units?

☐ no

☐ yes If **yes**, how many beds or units: _____

b. Average number of **requests for shelter** received per month:

_____ # of requests

c. Requests are **from**:

_____ % families

_____ % single persons

d. Average **length of stay**:

_____ # days

e. In your community, do multiple households share single family housing units?

☐ no ☐ yes

If yes, what is the primary reason:

☐ cost of housing

☐ shortage of housing

☐ other (specify) _____

B. STATUS OF PLANNING AND REGULATION AFFECTING HOUSING

Name, title and phone number of person (s) providing information for this section:

Name of Community or Local Government you Represent: _____

1. Does your community have a **planning board**?

☐ no

☐ yes

2. Does your community have a **paid planning staff**?

☐ no

☐ yes

3. Does your community have a **comprehensive land use plan**?

☐ no

☐ yes

4. Who administers your **subdivision regulations**?

(Name) _____

(Title) _____

5. What are your subdivision **review fees**? _____

(attach fee schedule, if necessary)

☐ We have not received a subdivision application
in the last five years

6. Does your community require local building permits:

☐ no ☐ yes for **new construction**?

☐ no ☐ yes for **remodelling**?

7. Is your community certified to enforce the state Uniform Building Codes?
☐ no
☐ yes
8. Who issues building permits in your community?
 (Name) _____
 (Title) _____

9. What is the **cost** to obtain a building **permit** for:
 \$ _____ single family residence
 \$ _____ multi-family structure
 \$ _____ placing a mobile home
 \$ _____ other (specify) _____

10. Does your community have adopted **zoning regulations**?
☐ no
☐ yes **If yes:**
 _____ year adopted
 _____ year of last update
11. Does your community have a **zoning commission**?
☐ no
☐ yes
12. Does your community have a **board of adjustment**?
☐ no
☐ yes
13. Who serves as the **zoning administrator** or enforcement officer?
 (Name): _____
 (Title): _____

14. What is the cost to obtain a **zoning permit**? \$ _____
15. How many days does it usually take to obtain all your local permit approvals:
 _____ # days before starting to build a **single family** residence?
 _____ # days before starting to build a **multi-family** structure?
 _____ # days before placing a **mobile home**?
 _____ # days before starting **remodeling**?
16. Do your zoning regulations provide areas where the following may be placed:
- | | No | Yes | not addressed
in zoning regs |
|--|--------------------------|--------------------------|---------------------------------|
| mobile homes on a permanent foundation: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| mobile homes not on a permanent foundation: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| mobile home parks: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| manufactured or modular housing (factory-built bldgs): | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| multi-family housing: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

17. Do you think there is sufficient available land zoned in your community for:

- | | | |
|-----------------------------|------------------------------|----------------------------------|
| <input type="checkbox"/> no | <input type="checkbox"/> yes | Mobile homes on individual lots? |
| <input type="checkbox"/> no | <input type="checkbox"/> yes | Mobile home parks? |
| <input type="checkbox"/> no | <input type="checkbox"/> yes | Manufactured or modular housing? |
| <input type="checkbox"/> no | <input type="checkbox"/> yes | Multi-family housing? |

18. What minimum lot size (in square feet) is required in your single-family residential zones?

	R-1	R-2	Other	Other
			_____	_____
Lot size:	_____ sq ft	_____ sq ft	_____ sq ft	_____ sq ft

19. Other comments regarding the effect of local regulations on affordable housing:

APPENDIX B

NPA FORECAST DOCUMENTATION

SOURCES AND METHODS OF PREPARATION OF THE 1992 REGIONAL ECONOMIC PROJECTIONS SERIES DATA BASE

Content and Design of the Regional Economic Data Base

The 1992 *Regional Economic Projections Series*, (REPS™) includes historical estimates for 1967-1992 and annual projections for the years 1993-2015, prepared by the NPA Data Services.

There are a total of 9.3 million data points in the REPS regional economic data base. The data content and arrangement of the economic data base follows the layout of the data base of the Regional Economic Measurement Division, Bureau of Economic Analysis (BEA) of the United States Department of Commerce, from which most of the underlying historical data for the period 1967-1991 were obtained. The data were further processed by the NPA Data Services, Inc., by filling in estimates for missing data cells, obtaining available data, and by developing benchmark estimates for 1992, and by converting all dollar amounts to constant 1987 dollars by means of the implicit deflator for Personal Consumption Expenditure. A list of the variables in the REPS economic data base showing the relationships among them is given in Table B.1.

Geographic Units

There are a total of 3,659 United States geographic areas in the REPS data base, including 3096 counties or county equivalents, 51 states and the District of Columbia, 319 Metropolitan Statistical Areas, 183 Economic Areas, 9 Census Regions, and the United States totals.

Where possible, county or county equivalent geographic definitions were used. However, in Virginia, special county definitions were necessary--combining counties and independent cities--and in six other states, county combinations were required involving, in most cases, recently created counties or equivalents for which sufficient historical data is not available to permit separate projections.

The Repts data base includes 319 Metropolitan Statistical Areas (MSAs) reflecting the U.S. Office of Management and Budget definitions in effect in 1992, the base year of this projection.⁸ The Appendix contains definitions of these MSAs in terms of their component counties listing their official FIPS (Federal Information Processing System) code numbers. Similar listings are provided in the Appendix for component counties of states and for component states of regions.

This data base also includes 183 Economic Areas defined by the BEA. The Appendix in Volume 1 contains definitions of these areas in terms of their component counties.

⁸ A set of new definitions which was issued in December 1992 is already scheduled for major revisions in July 1993. Most government statistical agencies, including the Bureau of Labor Statistics which originates MSA and county employment data, are following the MSA definitions which were in effect in 1992 and earlier years. This practice is followed also in this volume. The revised new definitions will be introduced in the 1993 *Regional Economic Projection Series* to be published early in 1994.

TABLE B.1**Variables Included in the NPA Data Services, Inc., Economic Data Base**

1. Total Employment (Total Employment By Type)	(Earnings of Employees and Proprietors By Sector:)
2. Proprietor Employment	27. Farm
3. Farm Proprietor	28. Nonfarm
4. Nonfarm Proprietor	29. Private Nonfarm
	30. Other (Agricultural Services, Forestry, Fisheries)
(Total Employment By Industry Sector:)	31. Mining
6. Farm	32. Construction
7. Nonfarm	33. Manufacturing
8. Private Nonfarm	34. Transportation, Communications and Public Utilities
	35. Wholesale Trade
9. Other (Agricultural Services, Forestry, Fisheries)	36. Retail Trade
10. Mining	37. Finance, Insurance and Real Estate
11. Construction	38. Services
12. Manufacturing	39. Government
13. Transportation, Communication and Public Utilities	
14. Wholesale Trade	40. Federal Civilian
15. Retail Trade	41. Federal Military
16. Finance, Insurance and Real Estate	42. State and Local
17. Services	43. Total Earnings of Employees and Proprietors, All Industries
18. Government	(Personal Income and Population:)
19. Federal Civilian	44. Personal Contributions to Social Insurance (S.I. contribution)(-)*
20. Federal Military	45. Earnings of Labor and Proprietors by Place of Work (excluding S.I. contribution)
21. State and Local	46. Residence Adjustment*
(Earnings of Employees and Proprietors By Type:)	47. Earnings of Labor and Proprietors by Place of Residence (excluding S.I. contribution)
22. Wages and Salaries*	48. Dividends, Interest and Rent*
23. Other Labor Income*	49. Transfer Payments to Person*
24. Proprietors Income*	50. Personal Income Per Capita
25. Farm Proprietors Income	51. Personal Income
26. Nonfarm Proprietors Income	52. Resident Population

*Components of personal income of resident population. Personal contributions to social insurance are subtracted.

Population

Total population in the 1992 regional economic and demographic data bases include the results of the 1970, 1980 and 1990 Census of Population shifted to July 1, 1991 county population estimates by the Census Bureau; and July 1, 1992, county estimates by the NPA Data Services, Inc., based on the 1992 Census reports of state population. The present data base also reflects the revised July 1 county estimates of population for the years 1981-1989 and 1971-1979, released by the U.S. Bureau of the Census, for consistency with the 1970, 1980 and 1990 Census results. The population data for the Census years 1970, 1980 and 1990 has been re-based forward from the April count to July 1. Hence, the population figures in the REPS data base for these years differ from the many published Census results by the amounts of population change between April and July. Population data is expressed in thousands of persons, carried with two additional decimal places.

Employment

The employment concept used in the REPS economic data base is job counts--measured in thousands of proprietors and wage and salary workers. For wage and salary workers the number of full-time and part-time employees are used with no attempt to convert to equivalents. Accordingly, a person with more than one job would be counted more than once. This employment series is greater than employment measured by the number of persons employed. Also, because of differences in coverage--in particular of the military (to include the National Guard and the active reserves), employees of households, students employed by state universities, and elected state and local government officials--the BEA employment totals for nonagricultural wage and salary workers differ from, and generally are larger than, the corresponding Bureau of Labor Statistics data.

The definition of proprietors currently in use by the BEA is based on the number of sole proprietors and partners (excluding partners in limited partnerships) as determined from the IRS income tax records. This concept yields a considerably higher estimate of the number of proprietors than the estimates derived from the household survey which counts only proprietors who report the conduct of their unincorporated businesses as their primary employment. In the present data set, the secondary self-employment jobs are treated symmetrically with the secondary wage and salary jobs; and the data for proprietors income and for the number of proprietors are derived from the same sources.

The national employment series is residence based. Thus, United States citizens residing and employed outside the country are not included. However, the regional employment series used here is based on place of work and not on place of residence; thus, a commuter living outside the center city county but working there would be counted as employed in the center city county.

The county data obtained from the BEA contains cells for both employment and earnings in private nonfarm wage and salary sectors that were withheld because of federal information disclosure rules. Estimates for the missing cells were filled in by the NPA Data Services, Inc. As a general procedure, the estimate for earnings was filled in first. The matching employment estimate was made after a ratio of earnings per worker in the category was established. In specific instances, to estimate the missing data for specific areas in an industry, the data for omitted years was interpolated from existing yearly data. If data for all years, or most years, for a given county in an industry were withheld, state distribution of the industry or distribution of other industries within the county were used to estimate the missing values. For example, if most of the yearly data for mining in a given county were withheld, the share of mining relative to total in the county for the years for which

earnings or employment in mining were reported would be used to estimate the missing years. If all the years were missing for mining employment in a given county, then the available data for the share of total county employment relative to state total was used as the starting point to estimate the missing county data.

The interpolated cells were then constrained to county employment totals and aggregated to economic area and state totals. The constraining procedure is nonreiterative with respect to the state totals. Thus, the state data for series with missing data may change with aggregation.

Earnings

Earnings of 1-digit SIC industries are the sum of wage and salary income, other labor income, and of proprietor's income as defined by the National Income and Product Accounts (NIPA). The earnings figures are in thousands of 1987 dollars as deflated by NPA Data Services using the personal consumption expenditure deflator given in Table 4.3 for the years 1967-92. The Table also includes a projection of the deflator which is included here to help the users translate the constant dollar amounts projected in the *Regional Economic Projections Series* into actual dollar amounts likely to be current in future years.

As with the employment series, earnings are residence based nationally so that earnings of the United States citizens employed outside the United States are not included; and again, regionally, the earnings series are reported by place of work and not of residence.

Personal Income

Personal income by type of income is also defined as in NIPA. The first four components (wages and salaries, labor income, and farm and nonfarm proprietor's income) sum to earnings. Dividends, interest, and rental income of persons are also included in personal income. However, personal contributions to social insurance are subtracted for the sum of the other parts of personal income in calculating personal income. Residence adjustment is the net amount of personal income earned in a geographic area that is earned by people not residing in the area. Thus, a negative residence adjustment for an area implies that workers commute into this area to earn income but do not reside there; similarly, a positive residence adjustment for an area implies that on the balance the area "exports" labor of its residents.

Personal income and its components are also in thousands of 1987 dollars as deflated by the personal consumption expenditure deflator shown in Table B.2. For count income data containing cells for private nonfarm earnings which were withheld because of federal information disclosure rules, the procedures used to estimate these cells were already described in discussion of the employment data. Estimates of missing employment and earnings data were made jointly in order to maintain consistency among them.

TABLE B.3
Personal Consumption Expenditure Deflator, 1967-2015
 (1987 = 0)

Actual		Projected Assuming Increases of 3.8% per Year	
1967	31.4	1993	128.5
1968	32.7	1994	133.4
1969	34.1	1995	138.5
1970	35.6	1996	143.7
1971	37.4	1997	149.2
1972	38.8	1998	154.8
1973	41.0	1999	160.7
1974	45.2	2000	166.8
1975	48.9	2001	173.2
1976	51.8	2002	179.8
1977	55.4	2003	186.6
1978	59.4	2004	193.7
1979	64.7	2005	201.0
1980	71.4	2006	208.7
1981	77.8	2007	216.6
1982	82.2	2008	224.8
1983	86.2	2009	233.4
1984	89.6	2010	242.3
1985	93.1	2011	251.5
1986	96.0	2012	261.0
1987	100.0	2013	270.9
1988	1.402	2014	281.2
1989	109.1	2015	291.9
1990	115.0		
1991	120.0		
1992	123.6		

Sources: U.S. Department of Commerce; NPA Data Services, Inc.

Economic Growth Assumptions

The U.S. economic growth assumptions underlying the *1992 Regional Economic Projections Series* are those contained in the *1992 National Economic Projections Series* (Volumes 2 and 3). These national projections of income and employment data series were linked to the corresponding 1991 national benchmarks given in the BEA state data base issued in August 1992 which embody somewhat different measurement concepts and data preparation methods.

The current national economic projection is characterized by rising labor force participation rates, higher future birth rates and higher future rates of immigration than previously projected. Because of the aging of the U.S. population and exit of the baby boomers generation from the labor force, considerable long-term slow-down is projected after 2010 in the rates of growth of labor force and employment. Nevertheless, continued growth in labor force relative to population, a modest projected revival in the rates of capital formation, and a moderate acceleration of productivity growth will help maintain continued positive growth in earning and in personal income per capita though at somewhat slower rates than prevailed in the past.

The main economic variable in the *Regional Economic Projections Series* is real personal income. Movements in the real personal income closely parallel changes in Gross Domestic Product

(GDP). The historical data for personal income were deflated by the personal consumption deflator series shown in Table 4.3. the projections were made in constant dollars. The historical and projected personal income of the 1992 REPS is shown in Table B.4, in 1987 prices for the years 1984-2015, together with the annual percentage changes in real personal income for these years.

The *National and Regional Economic Projections Series* are primarily concerned with the long term rates of growth, and their underlying analyses are primarily noncyclical. However, the actual data for the latest historical year always reflect specific current economic condition; and explicit assumptions are made for the next few years to connect the present conditions to long-term trends. During recessions and recovery stages of the business cycle, as is currently the case, specific assumptions are made for the next several years about cyclical changes which would return the economy to its long-term trends. The long-term trend is defined as the average of different stages of business cycles applicable to the projection period.

Based on the economic information available as of the end of April 1993, the 1990-91 recession has bottomed out in the second quarter of 1991, and a gradual recovery has continued through early 1993. The 1990-91 recession was comparatively short and mild. However, the recovery has been slow and halting, evidently as a result of continued reductions in defense employment and procurement.

The recent projected path of the economy, during the present business cycle, is summarized by the following number for the two principal indicators of cyclical economic conditions, the unemployment rate and the annual changes in GDP for 1988-1998:

TABLE B.4
Real Personal Income, 1984-2015

<u>Year</u>	<u>Billions of 1987 Dollars</u>	<u>Percent Change From Previous Year</u>
1984	3461	6.8
1985	3563	3.0
1986	3666	2.9
1987	3754	2.4
1988	3895	3.8
1989	4013	3.0
1990	4066	1.3
1991	4024	-1.0
1992	4096	1.8
1993	4210	2.8
1994	4306	2.3
1995	4425	2.7
1996	4525	2.3
1997	4621	2.4
1998	4733	2.2
1999	4838	2.2
2000	4957	2.4
2001	5056	2.0
2002	5155	2.0
2003	5259	2.0
2004	5364	2.0
2005	5473	2.0
2006	5585	2.0
2007	5700	2.1
2008	5815	2.0
2009	5931	2.0
2010	6055	2.1
2011	6170	1.9
2012	6285	1.9
2013	6401	1.9
2014	6518	1.8
2015	6635	1.8

Source: 1984-92: Based on Bureau of Economic Analysis (BEA), U.S. Department of Commerce national data linked to the sum of county data for the United States reported in the September 1992 data base of the Regional Economic Measurement Division of BEA.

1993-2015 projections: NPA Data Services, Inc.

	Civilian Unemployment Rate	GDP Change
1988	5.5%	3.9%
1989	5.3	2.5
1990	5.5	0.8
1991	6.6	-1.2
1992	7.4	2.1
1993	6.8	2.7
1994	6.2	2.9
1995	5.6	3.2
1996	5.4	2.6
1997	5.2	2.6
1998	5.1	2.4

During the early stages of cyclical expansions, the unemployment rate usually lags somewhat behind employment and the GDP as the number of entrants into the labor force increases cyclically and productivity rebounds.

After 1997, after the bulk of defense cuts are completed, the unemployment rate and the annual growth in GDP are projected to return to their respective long-term trends. After that year, further changes projected for the economy reflect mostly long-term structural factors.

Methods of Projection

The basic method used to generate the regional economic projection in the present series can be described as a "regional growth accounting model" which disaggregates the national forecast into consistent subnational forecasts. The national forecasts of total population, employment by industry, earnings by industry, and personal income are generated by the economic growth model of the United States (Version 93.A) and related sectoral projection models.

The national projections of the variables in the economic data base (Table 4.1) are first allocated to the economic areas and then to counties within these areas through a two-step regional disaggregation process utilizing relative growth rate differential and multiplier analyses. The resulting county estimates are then aggregated into state, regional, and metropolitan statistical area totals.

As a general procedure, the economic area forecast begins by projecting employment in each industry for each area based on area historical growth rate differentials from the U.S. growth rates. The growth differentials are derived for the base period defined by the endpoints between the average values of each series for 1969, 1971 and 1973 and their average values for 1989, 1990 and 1992. Average values of individual employment series for these two endpoints are used to calculate the differences between the national growth rate and the area growth rate for each of the employment sectors.

The calculated area growth rate differentials for each industry are assumed to decay over the projection horizon. A decay series of X^t , $X < 1.0$, (where X is industry specific and is derived from historical experience, and t takes the values 1 through 23 for the projection years 1993 to 2015) was applied to each area's observed historical differential yielding an initial estimate of area projected growth rate differentials. Adding these values to the projected national growth rates, multiplying by prior year employment, and constraining the area values to national controls yielded the final estimates

of projected area employment. The multiplier effects of changes in other nonbasic industries is calculated in the process.

The current projection includes special local adjustments for closing and relocations of military bases and for changes in the military and civilian personnel employed in them and, also, for reductions in private employment by defense contractors in manufacturing and services resulting from the projected cuts in defense procurement.

The next stage in the projection process is population, which is assumed to follow total employment opportunities. The area specific ratios of employment to population in the base period reflect the long-term structural differences among areas in age composition of population in employment rates in labor force participation in the age structure of migration flows and in interarea commuter flows. The projected employment-population ratios of the individual economic areas are constrained to move in proportion to changes in the employment/population ratio projected for the United States.

Finally, personal income projections are developed by using a series of multiplied calculations. For each sector, earnings per job multiplied changes are calculated for the historical periods defined above. The national/area differentials are assumed to decay over the projection horizon; and the area earnings estimates are constrained to equal the national controls, yielding total labor and proprietor's earnings by area.

Estimates of total wages and salaries, other labor income, and contributions to social insurance are projected using a per job multiplier calculation. The non-earnings components of personal income (transfers and dividends, interest and rent) are projected using a per capita multiplier. Summing earnings by sector, subtracting personal contributions to social insurance, and adding the residence adjustment, transfers, and property incomes (dividends, interest, and rent) yields projected personal income. Dividing by area population yields per capita income.

County Projections

In general, the projection methods developed for the economic area projections are also used for county level projections. In this case, however, economic areas act as the control areas, and the growth rate and multiplier differentials are calculated relative to the economic area growth rates.

Population is treated differently at the county level. In this case, growth rate differentials are used instead of multipliers. Thus, county level population share are not directly related to employment changes since intra-area commuting is common, and the residential patterns follow their own trends.

DEMOGRAPHIC PROJECTION TECHNIQUE USED IN THE 1992 REGIONAL ECONOMIC PROJECTIONS SERIES

Population

The 1992 REPS™ demographic projection completed in May 1993 was based on a projection of closed population at the economic area and at the county level of geographic detail and on corresponding migration analyses. (The county definitions of Economic Areas are listed in the Appendix to Volume I of this Series.) The closed population was projection by the cohort component method which uses the appropriate age and race specific birth rates and age, sex, and race specific survival rates to project the natural increase (excluding migration) of population of each area. Total net migration was given as the difference between this "closed" population and an externally derived estimate of total "open" population obtained from the REPS economic model. Distribution of the total net migration by age, sex and race yields the final estimates of projected "open" population by age, sex, and race.

The estimating process was first applied at the Economic Area level, with the projected U.S. estimates acting as control values. The 1992 REPS demographic projections begin with the actual county population totals from the 1990 Census of Population shifted to July 1 base reflecting the MARS (modified age, race and sex) county population estimates for the 1990 Census released by the Census Bureau in February and March 1992, in the detailed estimates of county population for July 1 of the years 1981-1989 released in February 1992, and on estimates of July 1 county population for 1992 and 1992 based respectively on the county and the state population reports from the Bureau of the Census for these two dates.

In projecting closed population of each economic area for future years, a matrix of five-year birth rates by age and race of mother, based on the new (December 1992) Census Bureau estimates, is multiplied by the female population cohort estimates in the corresponding childbearing age groups, yielding give-year births totals by age and race of mother for the area. Multiplying these estimates by a sex ratio yields births by sex and race.

Next, the population in each five-year cohort is multiplied by age, sex and race specific five-year survival rates applicable to the area. This yields estimates of the "closed" population. Subtracting total closed population figures from the total "open" population estimates obtained from the REPS economic model yields an estimate of total implicit net migration for each area.

The historical migration data by age, race and sex for each area are then used to distribute the total net migration by these groups. The migration rates are adjusted to smooth out the sampling fluctuations, to reflect specific local population characteristics, such as the military population, and also for consistency with the observed changes in the distribution of population between 1980 and 1985 and between 1985 and 1990, given birth and survival rates for the area.

This projection process was applied to 1990, 1995, 2000, 2005, and 2010 yielding estimates for 1995, 2000, 2005, 2010 and 2015. Data for the intervening years (1991-1994, 1996-1999, 2001-2004, 2006-2009, 2011-2014) were calculated by interpolation between the 1990, 1995, 2000, 2005, 2010 and 2015 values. Estimates for 1991 were adjusted to conform to total July 1, 1991 population estimates for counties and for 1992 to the July 1, 1992, estimate of states released by the Census Bureau in December 1992.

The entire estimating process was the repeated at the county level of detail with the projected Economic Area estimates acting as control values for the county projections in the respective Economic Areas.

Households

The number of households by county in the *1992 Regional Economic Projections Series* issued in May, 1993 contains historical estimates for the years 1967-92 and projections for the years 1993-2015. This current data base reflects the official county household data from the 1990 Census of Population for April 1, 1990 and the county data from the 1980 Census of Population (both rebased to July 1). Estimates of county households for the years 1981-89 were derived from the intercensal county population estimates released by the Census Bureau in February 1992 by interpolation linearly the ratios of adult population to households between the two Census years and by conforming the result to relative annual changes reported for these years in the Current Population Reports. The estimates for 1991 and 1992, and projections for 1993-2015, were derived from independently projected ratios of adult county population to households for these years and conformed to an independently derived U.S. total projection of the number of households by year to 2015.

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